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department of municipal affairs
GOVERNMENT OF THE PROVINCE OF ALBERTA

ANNUAL REPORT - 1970



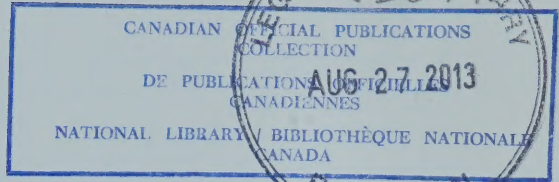
New Town of Grande Cache

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ANNUAL REPORT

OF THE

DEPARTMENT OF MUNICIPAL AFFAIRS

OF THE

PROVINCE OF ALBERTA

FOR THE YEAR

1970

JUL 17 1934



ANNUAL REPORT
OF THE
DEPARTMENT OF MUNICIPAL AFFAIRS
OF THE
PROVINCE OF ALBERTA
FOR THE YEAR
1933

EDMONTON, Alberta

February 19, 1971

TO HIS HONOUR,

GRANT MACEWAN,

Lieutenant Governor of the Province of Alberta.

SIR:

I have the honour to transmit herewith the Report of the Department of Municipal Affairs for the year 1970.

I have the honour to be, Sir,

F. C. COLBORNE

Minister of Municipal Affairs.



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FOREWORD

TO THE HONOURABLE F. C. COLBORNE,
Minister of Municipal Affairs

I have the honour to submit herewith the fifty-eighth Annual Report of the Department of Municipal Affairs. This annual report is for the calendar year ended December 31, 1970.

In other years, the principal portion of our Annual Report has been a mass of statistics related more to the municipalities than to the Department. This year, for the first time, the Report employs a narrative rather than a statistical style to tell how the Department is organized and to give information on the responsibilities and activities of every Branch in the Department as well as the Boards related to the Department. It is hoped that this use of narrative, pictures, charts and tables will make it more interesting and informative.

Although the Table of Organization shows the Department providing accounting service for the Public Utilities Board, the Local Authorities Board and the Alberta Emergency Measures Organization, their reports are not included as the Boards report directly to the Executive Council and the AEMO reports directly to the Minister-in-Charge AEMO.

The Table of Organization also shows the new position of Assistant Deputy Minister created July 1, 1970. Mr. W. D. Isbister was appointed Assistant Deputy Minister, August 1.

The latest financial statement of the Special Areas as audited by the Provincial Auditor is included as required by Sec. 18(a) of the Special Areas Act, 1964. It is Appendix "A" to the Report of the Chairman of the Special Areas Board.

Municipal statistics are published separately in a supplementary report. They relate to 1969 due to the time interval necessary for their collection and authentication.

Staff members of the Department again carried out their work with dedication and loyalty during 1970 and on their behalf I wish to express thanks to the many municipal officials, both elected and appointed, who extended their active co-operation to make the many tasks of our Department much easier and more rewarding.

Respectfully submitted,

A. W. MORRISON,
Deputy Minister.

1. The first part of the report is devoted to a general survey of the situation in the country.

2. The second part of the report is devoted to a detailed study of the various aspects of the situation.

3. The third part of the report is devoted to a study of the various aspects of the situation.

4. The fourth part of the report is devoted to a study of the various aspects of the situation.

5. The fifth part of the report is devoted to a study of the various aspects of the situation.

6. The sixth part of the report is devoted to a study of the various aspects of the situation.

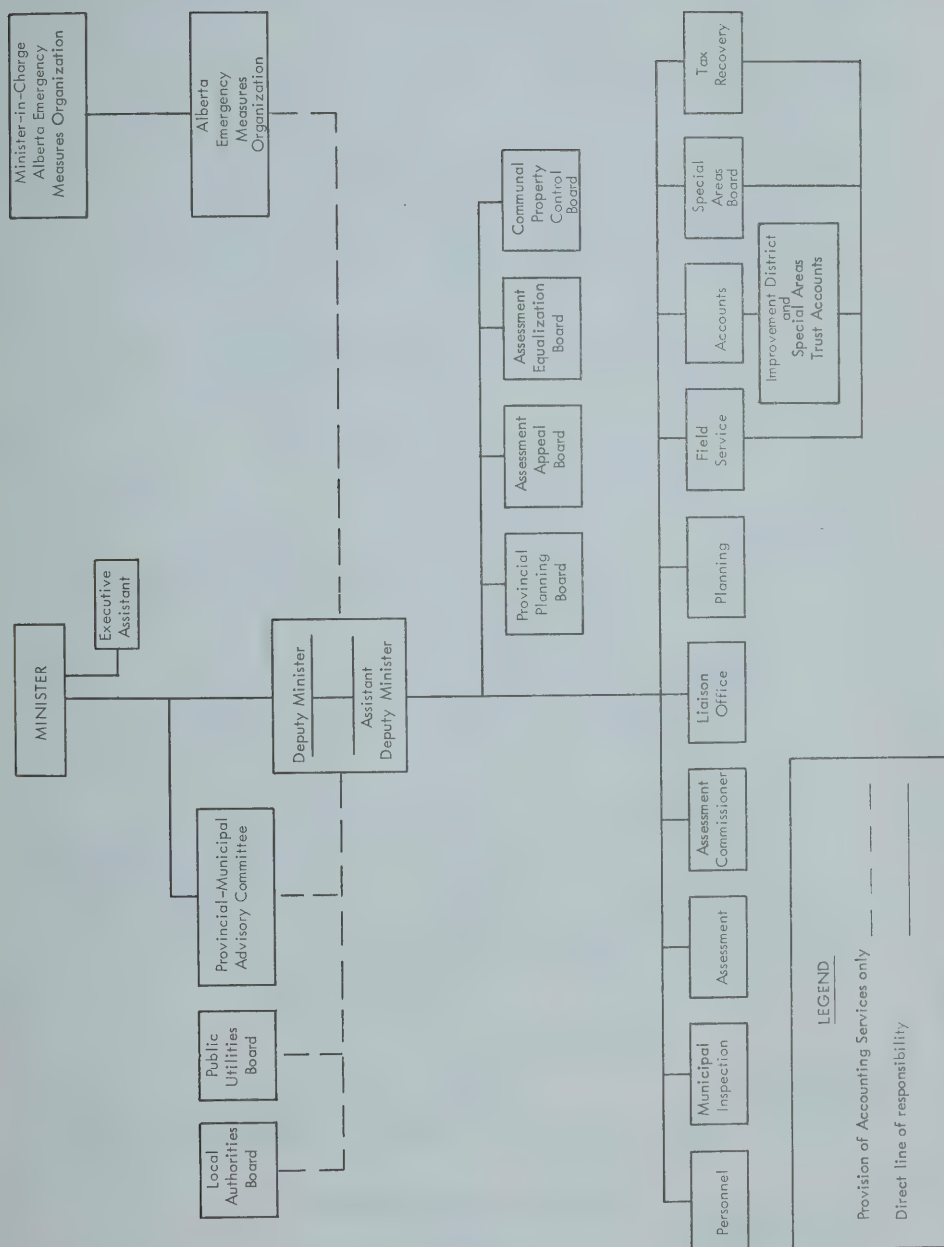
7. The seventh part of the report is devoted to a study of the various aspects of the situation.

8. The eighth part of the report is devoted to a study of the various aspects of the situation.

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TABLE OF ORGANIZATION - DEPARTMENT OF MUNICIPAL AFFAIRS



CHIEF OFFICERS

DEPARTMENT OF MUNICIPAL AFFAIRS

HON. F. C. COLBORNE	Minister
T. D. FORGRAVE	Executive Assistant to the Minister
A. W. MORRISON	Deputy Minister
W. D. ISBISTER	Assistant Deputy Minister
I. MORRIS	Department Solicitor
L. L. HURST	Liaison Officer
R. D. FRASER	Personnel Director

ASSESSMENT COMMISSIONER'S OFFICE

J. B. LAIDLAW	Assessment Commissioner
R. J. PATRY	Supervisor Research

ASSESSMENT BRANCH

D. E. MILLS	Chief Provincial Assessor
P. H. CORDERY	Assistant Chief Provincial Assessor

Supervisors

H. GERLOCK	Rural Assessment Programs
T. A. CAMERON	Urban Assessment Programs
D. A. McTAVISH	Assessment Training Administrative
M. S. SMITH	Regional Assessment, Edmonton
J. M. BODMAN	Regional Assessment, Edmonton
E. L. O'NEIL	Electric Power & Pipe Line Assessment
C. D. COTTRELL	Regional Assessment, Grande Prairie
P. F. MELNYK	Regional Assessment, Calgary
WM. G. N. RAYMOND	Regional Assessment, Lethbridge
L. K. DUNSMORE	Industrial Assessment

MUNICIPAL INSPECTION BRANCH

B. RAMSAY	Chief Municipal Inspector
N. S. KENNEDY	Assistant Chief Municipal Inspector

FIELD SERVICE BRANCH

A. R. ISBISTER	Director
E. M. RYMER	Assistant Director
A. R. GROVER	Programs Officer

TAX RECOVERY BRANCH

K. C. SWITZER	Director
J. A. SLOAN	Assistant Director
D. J. SULLIVAN	Leases, Special Areas

GENERAL ADMINISTRATION

D. R. WATSON	Secretary-Accountant
W. H. KINSMAN	Assistant Secretary-Accountant
R. W. PARSONS	Assistant Administrative Accountant
W. GEISBRECHT	Chief Taxation Officer
J. K. THOMSON	Equipment Licensing
G. M. PECHNOLD	Homeowners Tax Discount

PROVINCIAL PLANNING BRANCH

N. DANT	Provincial Planning Director
R. R. ERICKSON	Deputy Director, Municipal Planning & Research
W. W. WARREN	Research Planner
R. BOTHAM	Municipal Planner
J. N. POLONUK	Deputy Director, Regional & Administrative Planning
D. BREDIN	Regional Planner
L. SLIPEC	Administrative Planner

SPECIAL AREAS BOARD — HANNA

C. W. EDWARDS	Chairman
J. POKOJOY	Member
A. R. DUFF	Secretary-Member

ASSESSMENT APPEAL BOARD

K. A. LUKE	Chairman
A. E. LYMBURNER	Member
G. A. ARNASON	Secretary-Member

COMMUNAL PROPERTY CONTROL BOARD

E. F. BREACH	Chairman
I. MORRIS	Member
J. I. LAFERRIERE	Secretary

ASSESSMENT EQUALIZATION BOARD

J. B. LAIDLAW	Chairman
D. A. BANCROFT	Member
R. L. CROSS	Secretary-Member

PROVINCIAL PLANNING BOARD

A. W. MORRISON	Chairman
W. D. ISBISTER	Deputy Chairman
N. DANT	Executive Member
A. J. SUELZLE	Secretary

PUBLICATIONS

Publications on Municipal Affairs available in 1970 through the Liaison Office, Department of Municipal Affairs, 10363 - 108 Street, Edmonton 14.

Name	Description	Price
Information—Brief "A"	a) Describes the Department and its work. b) Boards and Agencies related to the Department are also identified and their services described. c) It also identifies and briefly describes the composition and organization of the various urban and rural municipal units in Alberta.	Free on request.
Information—Brief "B"	Functional organization chart of the Department.	Free on request.
Information—Brief "C"	Lists legislation of municipal interest including the statutes relating to the ten types of incorporated municipalities.	Free on request.
Information—Brief "D"	Lists publications available from the Department of Municipal Affairs.	Free on request.
After Ten Years — The Alberta County System (1961 edition)	A discussion, in booklet form, on the county form of local government in rural Alberta.	Free on request.
In Other Words (1962 edition)	An explanation of the Municipal and School Administration Act (urban county)	Free on request.
Population 1—Trends (1967 edition)	A study prepared by the Research Division, Planning Branch, to indicate population TRENDS within the province.	\$1.00
Population 2—Density (1967 edition)	A study prepared by the Research Division, Planning Branch, to indicate the gross population DENSITIES within the province.	\$1.00
Population 3— Unincorporated Communities (1970 edition)	A study prepared by the Research Division, Planning Branch, to indicate the population in each HAMLET of Alberta.	\$1.00
Urban-Oriented Planning Studies, Alberta	A consolidated listing of all such studies and reports carried out in Alberta since 1950.	\$1.00

MAPS OF ALBERTA

Regional Planning Areas	14" x 26"	Free on request.
Government Agency Boundaries	14" x 26"	Free on request.
Municipal Boundaries (1970 edition)	Shows boundaries of municipalities, Metis Colonies, and Indian Reserves a) large scale (one inch: 12 miles) (i) paper—North half of province —South half of province (ii) linen—complete province (equipped for hanging) b) small scale 11" x 29"	\$1.00 \$1.00 \$7.00 Free on request.

Name	Description	Price
Individual Indian Reserves (order by name)	Scale one inch: two miles	\$1.00
Alberta Municipal COUNSELLOR	A periodical giving information of interest for people concerned with local government in Alberta	Mailed on request only.
Municipal List (annual)	Lists all municipalities in Alberta and gives the names and addresses of principal officials such as mayors, reeves, and secretary-treasurers. (issued late January or early February)	Free on request.
Assessment Manual (1967 edition)	Establishes a uniform base for all assessment in Alberta. Used by all property assessors.	\$25.00
Local Government in Alberta (First Edition—1956) Hard Cover—145 pp.	Traces the evolution of the structure of local government in Alberta. Author: Dr. E. J. Hanson Publisher: McClelland and Stewart.	\$4.95
ANNUAL REPORT—1968	A review of statistics related to Municipalities in Alberta. (Some earlier editions also available).	Free on request.

ASSESSMENT COMMISSIONER

GENERAL RESPONSIBILITIES

- Recommend to the Minister:
 - a) standards and methods of assessment and regulations and rules for the guidance of assessors,
 - b) procedures, rules and regulations necessary to ensure that all municipal assessors perform their duties in such manner as to result in general assessment uniformity,
 - c) and prepare legislation affecting all Provincial Statutes relating to and authorizing the assessment of property of any nature.
- Direct the manner and recommend the basis on which land, buildings and improvements in all municipalities shall be valued.
- Maintain a research division as well as an assessment inspection division for the executive function of ensuring equity of assessments.
- By authority vested through statute, enter upon and inspect any land or property at any time.
- At his discretion, cancel the assessment of any assessed property or business.
- For the purpose of making any inquiry in relation to an assessment, the Commissioner is granted by law all the powers of a commissioner appointed under The Public Inquiries Act.

ACTIVITIES

Research Division

The Assessment Research Division continued to expand the Assessment Manual through the provision of new building classifications, unit cost additions and explanatory material all of which served the continuous aim to establish the highest degree of uniformity in real property assessments.

A very active part was taken in the "In Service Training Program" for Departmental Assessors. Lectures on the contents and application of the

Assessment Manual were conducted and reports of assessment data and information for the Assessor's use were compiled.

The Division completed several surveys and commenced several others for consideration by the Department and the Provincial-Municipal Advisory Committee.

Consulting services continued to be extended to assessors, industry, municipalities and the general public in an effort to assist in solving assessment and taxation problems.

Inspection Division

The inspection staff consisting of four Inspectors of Assessments, completed inspections of general assessments in one City, 12 Towns, 10 Villages and Summer Villages and Hamlet properties in eight rural municipalities. In addition, follow up inspections were carried out in three municipalities.

At the request of the Alberta Assessment Appeal Board, some 60 farm land inspections were carried out. In addition, some 14 inspections of property were made in response to individual ratepayers.

Assistance was extended to several assessors in rural municipalities advising on the proper application of the Oil Field Equipment Schedule of the Assessment Manual.

Appraisals were carried out for the Office of the Public Trustee, Department of the Attorney General.

J. B. LAIDLAW,
Commissioner.

MUNICIPAL INSPECTION BRANCH

GENERAL RESPONSIBILITIES

Maintains a staff of municipal inspectors who:

- annually examine the books and records of all towns, villages, summer villages, counties and municipal districts in the province to ascertain whether or not the council and administrative staff are administering the affairs of the municipality in accordance with the provisions of the statutes that are applicable, and
- are available to act as advisors to incorporated municipalities and to assist whenever requested to do so,
- act as administrators of newly incorporated villages, municipal districts and counties until the councils are elected.
- are often appointed to the Board of Administrators of New Towns for a period of years
- may on occasion be instructed to conduct investigations into any aspect of municipal administration.

The Branch also:

- collects and examines financial statements from all municipalities each year and prepares and produces a statistical report therefrom
- assembles municipal statistical data as the occasion arises
- apports the funds allocated under The Municipalities Assistance Act to the individual municipality.

ACTIVITIES

Offices of all the municipalities in the Province, except the cities and one summer village, were inspected, numbering 317 in all. This grouping was made up of 100 towns, 169 villages, 18 municipal districts and 30 counties.

The Summer Villages of Southview and Sundance Beach were incorporated as at January 1st with Mr. N. S. Kennedy and Mr. E. J. Briscoe respectively acting as administrators until the councils were elected.

The New Town of Lodgepole was disorganized effective March 1st.

The total number of incorporated municipalities is as follows:

	1966	1967	1968	1969	1970
Cities (Including Lloydminster)	10	10	10	10	10
Towns	99	100	101	101	100
Villages	163	167	166	167	169
Counties	27	27	29	30	30
Municipal Districts	21	21	19	18	18
	320	325	325	326	327

The number of New Towns decreased from seven to six with the dis-organization of Lodgepole March 1st. Members of this Branch continued to act on the Board of Administrators of New Towns as follows:

Fort McMurray (to November)	L. L. Gurel
Fox Creek	E. J. Briscoe
Grande Cache	L. L. Gurel & A. D. Swann
High Level (to November)	D. F. Edgar & A. D. Swann
Lodgepole (to dissolution Feb. 28)	N. S. Kennedy & R. W. Thompson
Rainbow Lake (to December)	D. F. Edgar & A. D. Swann
Whitecourt	E. J. Briscoe

During November the members of this Branch sitting on Boards of Administrators for the New Towns of Fort McMurray and High Level were replaced by representatives elected by the residents in those New Towns while in December in the New Town of Rainbow Lake the member administrators from this Branch were replaced by new appointees who are residents of the New Town.

The Dominion Bureau of Statistics has been holding meetings with representatives of the provinces at various times during the past four years to formulate proposals for a new financial reporting procedure for municipalities. In 1970 a conference was held in Quebec City in June with Mr. T. D. Bruce of this Branch attending.

Municipal Statistics in Alberta

The 1969 financial statements of all the municipalities were checked and from them the statistical report of the Department was compiled. This statistical report for 1969, among other financial items, indicates:

- Of the 327 incorporated municipalities, 112 operated with net deficits and 215 had net operating surpluses:

	Net Operating Deficits	Net Operating Surpluses	Total
Cities	6	3	9
Towns	44	57	101
Villages	50	119	169
Counties	9	21	30
Municipal Districts	3	15	18
			327

- The range of operating deficits and surpluses were:

	Deficit	Surplus
Cities	\$1,028,315 (Edmonton)	\$717,333 (Calgary)
Towns	71,891 (Wainwright)	70,904 (Ft. McMurray)
Villages	23,345 (Thorhild)	21,430 (Airdrie)
Counties	237,987 (C. #20)	187,068 (C. #23)
Municipal Districts ..	84,246 (M.D. #61)	174,737 (M.D. #44)

- Total tax levies for 1968 and 1969 were:

	1968	1969
Cities	\$131,420,567	\$147,497,742
Towns	22,401,644	24,766,115
Villages	4,893,263	5,267,856
Counties	33,629,974	38,428,201
Municipal Districts	15,236,589	14,936,842
	\$207,582,037	\$230,896,756

- Total debenture debt outstanding at December 31, 1969, compared with the same debt outstanding for the years 1967 and 1968:

	1967	1968	1969
Cities	\$367,843,519	\$404,955,796	\$458,256,213
Towns	45,885,719	49,599,633	53,495,967
Villages	11,222,866	11,570,780	11,942,702
Counties	37,450,374	41,702,512	48,941,407
Municipal Districts	965,028	896,060	464,130
	\$463,367,506	\$508,724,781	\$573,100,419

● 1969 — Municipal Debenture Debt Analysis:

General and Sewers

Municipality at large \$285,373,581

Property owners share 69,217,802

\$354,591,383

Public Utilities (Water, Gas, Electricity, etc.)

Municipality at large \$164,652,331

Property Owners share 8,144,850

\$172,797,181

Total \$527,388,564

Schools — Counties only 45,711,855

Grand Total \$573,100,419

B. RAMSAY,
Chief Municipal Inspector.

ASSESSMENT BRANCH

GENERAL RESPONSIBILITIES

- Provides assessment services to municipalities upon request, absorbing 25% of the cost. In the case of cities, only when assisting with a general assessment of all or a part of a city will 25% of the Branch's cost be absorbed by the Department.
- Under provisions of The Electric Power and Pipeline Assessment Act, prepares and forwards to all municipalities assessments of all pipelines, works and transmission lines.
- When requested, assists all assessors, in their respective jurisdictions, with the assessment of industrial installations.
- Assessment service is also provided in the far north at the request of the Yukon Territorial Government, the Northwest Territorial Government or urban municipalities located therein.
- Properties of the Provincial Government are valued upon request by other Departments. The numerous and complex properties of the Alberta Government Telephones are valued under the provisions of the Municipal and Provincial Properties Valuation Act.

ACTIVITIES

One hundred and forty-five field and twenty-three clerical staff are dispersed in the headquarters office in Edmonton and the ten branch offices located in the larger cities and towns. Personnel are temporarily assigned from other areas to a large project such as the general assessment of a city.

Annual and General

Cities

As is done each winter, fifteen assessors assisted the City of Edmonton with its work of **general** assessments during the months of January through March.

The City Assessor of Medicine Hat was also assisted with a **general** assessment and 30 to 45 men worked with him on this project during the period January - July.

At least a dozen assessors were employed in assisting the City Assessor of Camrose with a **general** assessment to be effective for the tax year 1971.

Towns

General assessments were carried out in the towns of: Black Diamond, Canmore, Coronation, Lamont, Leduc, Magrath, Mundare, Rimbey, Vauxhall and Vulcan. **Annual** assessments were carried out in the remaining 90 towns.

Villages

General assessments were made in twenty-two villages by Branch assessors and of the remaining one hundred and forty-seven villages, ninety-five percent had their **annual** assessments done by the Branch.

Rural

In each year farmland assessments commence about the same time as seeding which is usually the month of May. **General** assessments in a county, municipal district or an improvement district usually take two years. The M.D. of Sturgeon, I.D. 22 and I.D. 10 were in their last year of a **general** assessment in 1970. **General** assessments were commenced in the County of Lac Ste. Anne No. 28, I.D.'s 1, 8, 23, part of I.D. 17 and part of I.D. 18.

Yukon and Northwest Territories

Four Departmental assessors spent approximately one month in the City of Whitehorse assisting with a **general** assessment. **Annual** assessments were carried out in Hay River and Yellowknife.

Industrial

The Industrial Section started the year with one district assessor and two assessors. On March 1st, two more assessors were added. On May 17th and again on June 14th, additional men were added, making the current staff total one district assessor and six assessors. The district assessor is mainly concerned with the assessment of industrial plants; the six assessors with oil field assessments.

The section does all of the industrial assessments (except sawmills) in 20 Improvement Districts (previously 44 I.D.'s) and in the Special Areas. This year something in the order of 20 new industrial plants, ranging in cost from one to 40 million dollars were placed on the assessment roll for the first time. In addition assessments were reviewed on another 60-or-so plants having construction costs varying from 500,000 dollars to 140 million dollars. It is our intention, as soon as possible, to assign more staff to this phase of our operation but the volume of work in oil field assessments prohibits this move at the present time.

In the 1969-70 assessment year our staff of six assessors (four of them new to the work this year) assessed approximately 7,000 oil and gas well-heads plus related installations (batteries, water injection systems, etc.) involving 190-200 Companies, in Improvement Districts and Special Areas. The work required considerable travelling, both to the site and on site (this year it is estimated that the six men involved travelled 60-70 thousand

APARTMENT



Elevator and Storage penthouse

Size	13'x26' to 39'x78'
Perimeter	78' to 234'
Shape	1
Wall height	8'

INSTALLATIONS INCLUDED IN RATES

Standard Plumbing, modern fair to good

Suite area, per suite	Main \$830
	Upper \$700

Other areas—Basic plumbing 1.8% of Basic Cost

Elevator Penthouse—Nil

Bathroom and Kitchen exhaust system, per suite	Main \$115
	Upper \$ 80

Corridor Ventilation System	Main \$880 to \$1,880
	Upper 655 to 1,395

Heat, hot water, 6.0% of Basic Cost, except Unfinished Main—Nil

Wiring, including fixtures and intercom to suites, per suite \$540 to \$630

Other areas including fixtures 5.0% of Basic Cost

Unfinished Main, including fixtures and parking facilities 2.2% of Basic Cost.

Kitchen Cabinets, Suite area only, per suite, 10 lin. ft. @ \$31.50 or \$315

Doors, exterior—Nil

Interior—suite area	per suite \$380 to \$ 605
service area	330 to 1,840
basement area	220 to 1,140

Garbage Chute—one per floor Main \$300 Upper \$185

Stairs—concrete, including stairwell, railing and fire proof door, 2 single or

twin per floor average Main \$2,295 Upper \$1,425 Basement \$1,660

Elevator Shaft—concrete, twin shafts, per floor

Main \$1,060	Upper \$340	Basement \$420
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VARIATIONS

Plumbing, per fixture

Bathroom vanities, ceramic tile, add as found

Elevators, add as found

Elevator shaft, single shaft—deduct Main \$290 Upper \$105 Basement \$130

Exterior facings, doors, extra glass, etc. add from UNIT COST SECTION

Balconies concrete deck and iron railing, per sq. ft. 3'x6' @ \$4.56 to 6'x24' @ \$2.48. Add for deck covering such as torginal etc., as found.

Walls, Main, per perimeter foot or height

Unfinished Main per perimeter foot of height

Brick veneer average face, 2" steel studs remainder as per class

Brick veneer good face, 2" steel studs remainder as per class

Concrete wall panels, plain painted slab 2" @ 2.10 and 2" steel studs remainder as per class, per sq. ft.

Concrete wall panels, plain painted slab 4" @ 2.60 and 2" steel studs remainder as per class, per sq. ft.

CLASS 20-B

GOOD

SUPERSTRUCTURE

Framing—non bearing walls, 13' square floor and roof spans, reinforced concrete columns.

Floors (B4) Main—4" light reinforced concrete, 6" gravel fill, ½" vinyl asbestos tile except corridors—broadloom, lobby—½ ceramic tile and machine room—concrete only. Suite areas—70% broadloom and 30% .80 gauge vinyl asbestos tile.

(B) Main—flat plate, finished floor areas as above.

Upper—flat plate, corridors broadloom, suite areas 70% broadloom and 30% .80 gauge vinyl asbestos tile.

(Elevator Penthouse) flat plate.

Walls—Exterior—3½" steel studs 16" o.c., stucco, ½" gypsum sheathing, 3" batt insulation, ½" gypsum wallboard. Elevator penthouse—8" concrete block, insulated and painted.

Interior—2½" steel studs studs 16" o.c., 2 ply gypsum or ½" gypsum fireguard wallboard. Basement 8" concrete block.

Party and Corridor—1½" steel studs staggered 16" o.c., ½" sound board and 2 ply gypsum or ½" gypsum fireguard wallboard.

Basement—80% perimeter walls plaster and paint.

Roof—flat plate, 1½" rigid insulation, 4 ply built-up, suspended plaster ceiling in Main, others plastered directly to ceiling.

SUBSTRUCTURE

(B4) Grade beams or (B) 8" medium reinforced walls 10' high, 4" light reinforced floor, 6" gravel fill, 60% area ½" vinyl asbestos tile.

MILLWORK

Windows fair to good aluminum, window light 12% of floor area, no basement windows.

Ceiling Heights—Main 11' Upper 8' Basement 10'

Size—52' x 52' to 52' x 455'

Perimeter—208' to 1,014'

Shape—1—up to 8,000 sq. ft.

2—8,001 to 11,500 sq. ft.

3—11,501 to 15,000 sq. ft.

4—15,001 up

Lobby Area—135 sq. ft. to 1,185 sq. ft.

Corridor Area—130 sq. ft. to 2,350 sq. ft.

Machine Room area—530 sq. ft. to 1,290 sq. ft.

COSTS INCLUDED IN RATES

	Per sq. ft.
Floor—B4 and basement	.56
B except ceiling	1.19
Unfinished main	.67
Upper except ceiling	1.05
Floor finish on above	
Broadloom—½ of lobby	1.57
Ceramic Tile ½ or lobby	1.30
Broadloom—corridors	1.57
Vinyl tile—service areas	475
Vinyl tile—basement	475
Vinyl tile—suite area	396
Broadloom—suite area	1.00
Walls exterior including paint	1.20
exterior including paint penthouse	1.01
Partitions including paint	.96
Concrete Block including paint	1.01
Corridor and Party including paint	1.35
Ceilings Main—suspended plaster and	
acoustic spray	.75
Basement and upper—plaster and	
acoustic spray	.235
Unfinished Main—suspended stucco and	
4" batt insulation	.81
Elevator Penthouse	Nil
Roof except ceiling	1.60

add \$200.00

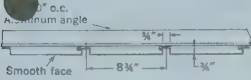
Standards and methods of assessment for land and improvements are prescribed in the

Alberta Assessment Manual.

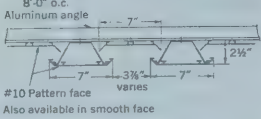
SUNSHADE
VERTICAL
SHADES



VERT-A-CADE 601



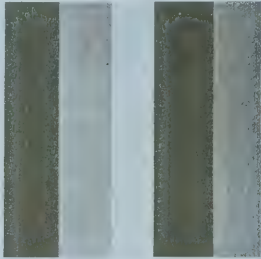
VERT-A-CADE 700



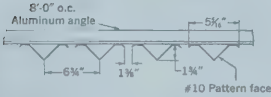
Cost per square foot:

\$3.00 to \$4.00

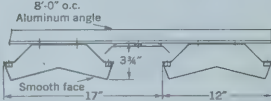
\$7.00 to \$8.00



VERT-A-CADE 800



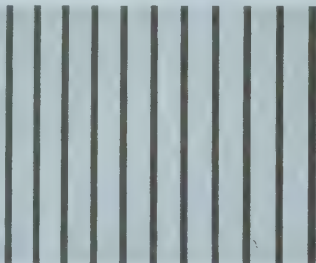
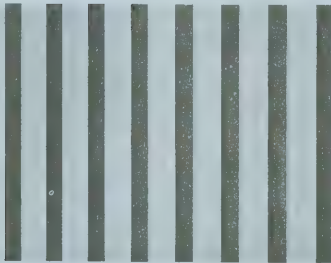
VERT-A-CADE 900



Cost per square foot:

\$5.00 to \$6.00

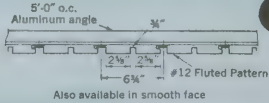
\$7.00 to \$8.00



VERT-A-CADE 500



VERT-A-CADE 600



Cost per square foot:

\$7.00 to \$8.00

\$3.00 to \$4.00

Standards and methods of assessment for land and improvements are prescribed in the
Alberta Assessment Manual.

miles in carrying out their duties). The work was further complicated this year by a switch from cost-assessment to manual rates, thus involving a detailed inspection of each oil and gas field facility.

In addition to direct assessments performed in Improvement Districts the staff of the Industrial Section provided assistance in twenty to twenty-five other municipalities ranging from a purely advisory capacity to a complete assessment function, e.g. we are directly involved in the assessment of a multimillion dollar fertilizer plant.

We anticipate a number of enquiries regarding the exemption of improvements used for the control or abatement of pollution.

Electric Power and Pipe Line

Pipe line assessment was completed on December 31. Gross 1970 assessed values were:

Line Pipe	\$143,148,480
Well Pipe	\$ 58,479,980
Flow Line	\$ 10,668,170
TOTAL	\$212,296,630

This was an increase of approximately \$8,000,000 over 1969.

The Government Data Centre and the Oil and Gas Conservation Board again assisted in the preparation of the assessments of well pipe. An analysis of the assessment is as follows:

Type of well	No.	Assessed Value
Producing Gas	2,614	6,809,280
Producing Oil	12,037	41,373,730
Gas Reproduction	6	35,720
Oil Injection	2	8,540
Gas Injection	81	427,390
Water Injection	2,134	8,345,720
Observation	56	185,080
Water Disposal	189	70,930
Salt Production	12	40,780
Refinery Waste	34	22,570
Suspended Oil	2,326	806,990
Suspended Gas	1,858	—
Farm Gas	76	—
Suspended Salt	—	—
Testing	4	—
Standing	594	—
Total	22,023	58,126,730

The number of wells increased from 21,100 to 22,023. Assessments were mailed to 442 companies located in 282 municipalities.

Our use of the Data Centre computer was improved tremendously by the acquisition of a key punch machine and a verifier. Having these machines in the building eliminated the need to write out the data on a form and provided immediate consultation in case of a problem. The machines were kept busy constantly and there was no delay resulting from machine time being scheduled for some other job.

Electric Power — The assessment of electric power property was completed on December 15 and amounted to \$42,984,950, an increase of \$3,698,690 from 1969. This assessment covers all electric power property except land, buildings, lines and machinery used for farm service, lines and machinery not subject to the control of the Public Utility Board and systems which are owned by a municipality and located within the municipality. The assessment includes the addition to Canadian Utilities Battle River Plant but does not include the new City of Edmonton plant at Clover Bar. Assessments were made to four private company owners and five city owners.

CATV — The assessment of Community antennae television transmission lines was completed December 15 and amounted to \$90,560, an increase of \$9,420. We expect a greater increase in 1971 when systems in both Calgary and Edmonton are expected to be in operation. Assessments were made to seven companies located in 10 municipalities.

A.G.T. — The valuation of Alberta Government Telephone Commission works and transmission lines was completed on December 15 and amounted to \$24,086,180, an increase of \$1,956,660. There was a marked shift in the valuation particularly in rural municipalities where the values of systems serving farmers was removed from the evaluation. This removal resulted in a marked decrease especially where these rural systems had been added on during the past few years.

There was no change in personnel in the section, with the exception of the addition of a key punch operator in December. The assessors spent a busy summer checking pipe lines, particularly in central and southern Alberta, and the office was again kept busy handling the large volume of assessable property.

The total value of electric power, pipeline, AGT and CATV assessments in 1970 was \$277,860,890.

Training

One hundred and thirty Departmental assessors participated in a re-organized and extended in-service training program. This ongoing program now features a periodic two-week training course for each assessor. It has three aims:

- **training**
 - a) basic orientation for assessor-trainees;
 - b) intermediate and advanced courses for assessors;

- **uniformity**
uniformity in the interpretation and application of the statutes governing assessments;
- **development**
develop training objectives, training material and training methods for all Alberta assessors.

Supervisors from the Assessment Branch and Research Officers and Inspectors from the office of the Assessment Commissioner make up the directing and instructional staff for all the courses conducted within the Department.

Basic

Forty-two assessor-trainees attended four initial two-week basic orientation courses held in Edmonton.

Their basic training covered such widely diversified studies as the system of survey in Alberta, building construction technology and familiarization with the major soil types within the province.

Intermediate

After suitable field experience, each trainee is required to return to Edmonton and attend the intermediate course of study. Experienced assessors also attend these intermediate or regular courses in order to up-date their knowledge and techniques.

Seven of these two-week courses were held for seventy-one assessors.

In this first year of the program, four of these classes were made up principally of senior assessors with only a few experienced junior assessors attending.

Advanced

While all basic and intermediate training took place in Edmonton, a one-week seminar for senior assessors was held at the Forestry Training School, Hinton. This work-shop had experts and specialists participating in discussions with the seventeen senior people attending.

Equipment and Supplies

Audio-visual equipment was used extensively in all courses. Over 300 slides show examples of farm land, soil profiles and building construction. Monoliths also display Alberta soil profiles. Grass specimens are exhibited. Seventeen different soil textures collected in the field are used for practice in soil texturing. Small-scale models of houses are used with good effect. Building material samples are on hand. A small herbarium illustrates native grass specimens of economic importance to our livestock industry.

Out of Department

At planned intervals Departmental assessors also attend special out-of-Department short courses. These courses are selected on the basis of their application to assessment and are conducted by such training institutions as the University of Alberta and the Agricultural Vocational Colleges.

In this part of the program fifteen of our assessors attended the Department of Agriculture's three-week assessment and appraisal courses held at Olds during the months of April and May.

U of A Certificate Course is still the main requirement

The in-service training program serves to supplement the University of Alberta's Certificate course in Municipal Assessment, and during the latter part of 1969 and early in 1970 forty-two of our assessors were also enrolled in that program.

The University's program has been offered by the Public Administration Division since 1958. It comprised a three-year correspondence course in past years and with its periodic seminars, proved to be of excellent calibre. Now extended to four years, it will continue to be required as an important part of every government assessor's education.

D. E. MILLS,
Chief Provincial Assessor.

PROVINCIAL PLANNING BRANCH

GENERAL RESPONSIBILITIES

- To administer the provisions of The Planning Act.
- To provide a co-ordinated planning and development advisory service and assistance upon request to municipalities, other government departments, branches and agencies and regional planning commissions.
- To act as the subdivision approving authority and caveator, for all areas of the province outside the seven established regional planning areas.
- To initiate, formulate and carry out continuing research programs based on province-wide research and analyses of trends in growth and other matters directly related to physical development of all kinds.
- To provide technical and professional expertise to government appointed task forces and ad-hoc committees concerned with specific development matters.
- To act as the executive, technical and administrative arm of the Provincial Planning Board.

ACTIVITIES

The Branch was reorganized into four sections during 1970, each led by a Planning Officer II, as follows:

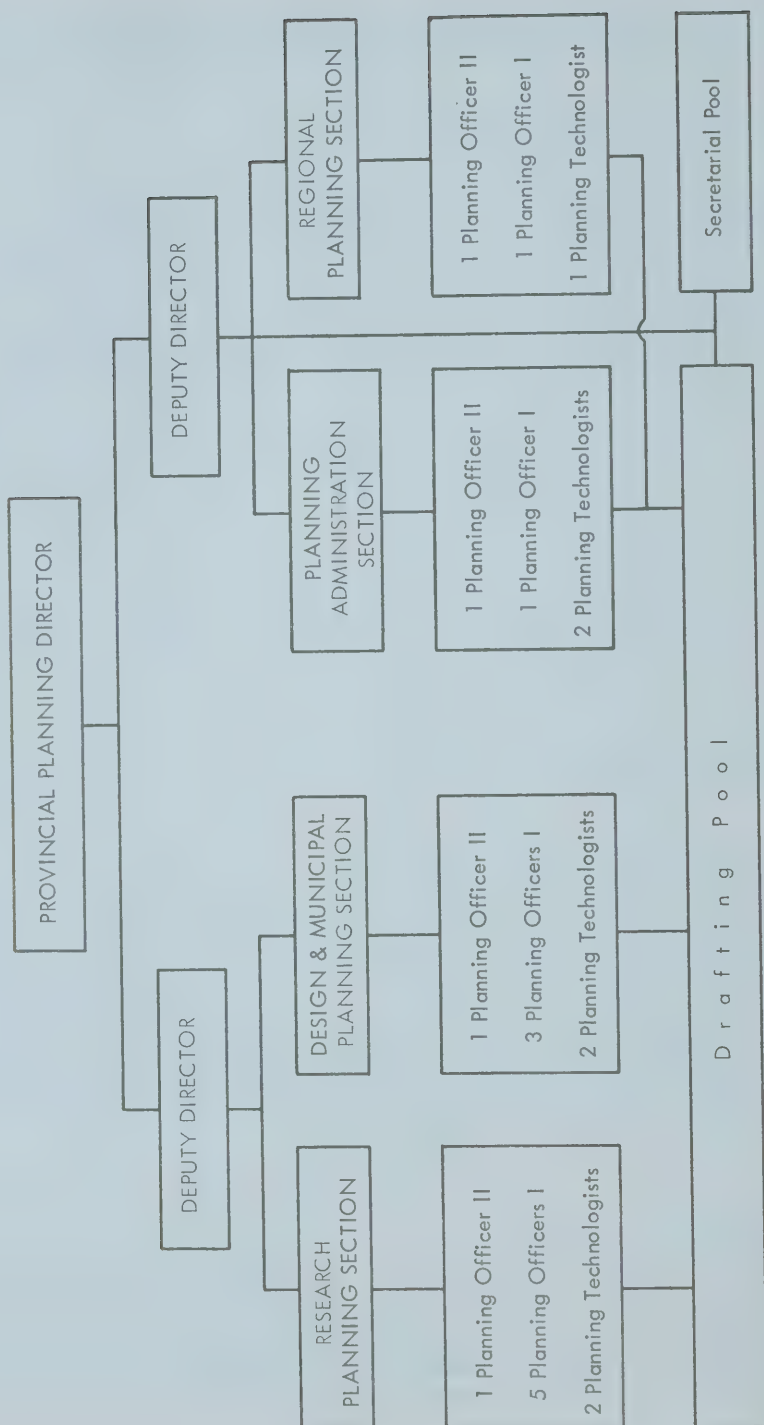
The Design and Municipal Planning Section and the Research Planning Section are both under one Deputy Director, Mr. R. R. Erickson, whilst the Planning Administration Section and the Regional Planning Section are under another Deputy Director, Mr. J. N. Polonuk. Under each Planning Officer II in charge of a Section are one or more Planning Officers I and one or more Planning Technologists. In addition to these four new sections, the Branch continues to include a large drafting pool and a smaller stenographic pool. One of the Planning Officers runs a continually expanding technical library and the Director maintains close liaison with the Secretary of the Provincial Planning Board.

Administrative Planning Section

Subdivision* Processing

As one of the ten subdivision approving authorities in the province, with jurisdiction in this matter over all areas of the province outside the combined seven regional planning areas, a total of 434 applications were processed, showing a considerable drop from the 868 applications processed in 1967. However, it should be remembered that up to 1968, the Provincial Director was the approving authority for subdivisions situated in any

ORGANIZATION OF THE PROVINCIAL PLANNING BRANCH



municipality that was not a member of a regional planning commission. Consequently, the total amount of subdivision fees collected in any one year was correspondingly reduced so that they dropped from \$16,047 in 1967 to \$13,205 in 1970. Indeed they would have subsided to much less than this reported figure had they not been boosted by revenue from the processing of subdivision plans for half of the New Town of Grande Cache in the years 1969 and 1970, which years netted \$2,430 and \$3,500 respectively in fees from this New Town alone. Proportionately, the number of applications approved, conditionally approved and rejected over the past four years indicates an increase in the percentage number of applications rejected from 8% in 1967 to 11.8% in 1970. On the other hand, the number of such rejections appealed to the Provincial Planning Board has steadily risen from 88 in 1966 to 177 in 1970 with a corresponding increase in appeals won by the appellant subdivider. The majority of subdivision applications in 1970 consisted of the creation of one new parcel, and subdivision by transfer far outnumbered those effected by a plan of survey, i.e. 305 transfers to 139 by plan of survey, in keeping with such a trend over the years. The total number of new parcels created in 1970 amount to 1,445, a considerable and steady drop from 4,366 created in 1967. Here again, this trend downwards needs to be qualified in the over-all picture; for example, the other nine approving authorities have each shown a consistent increase in number of parcels created in their areas since 1968, which was the year that their areas of jurisdiction were increased at the expense of curtailment in the Director's area of jurisdiction.

**Number of Subdivision Plans of Survey Registered
in 1970 by Approving Authority**

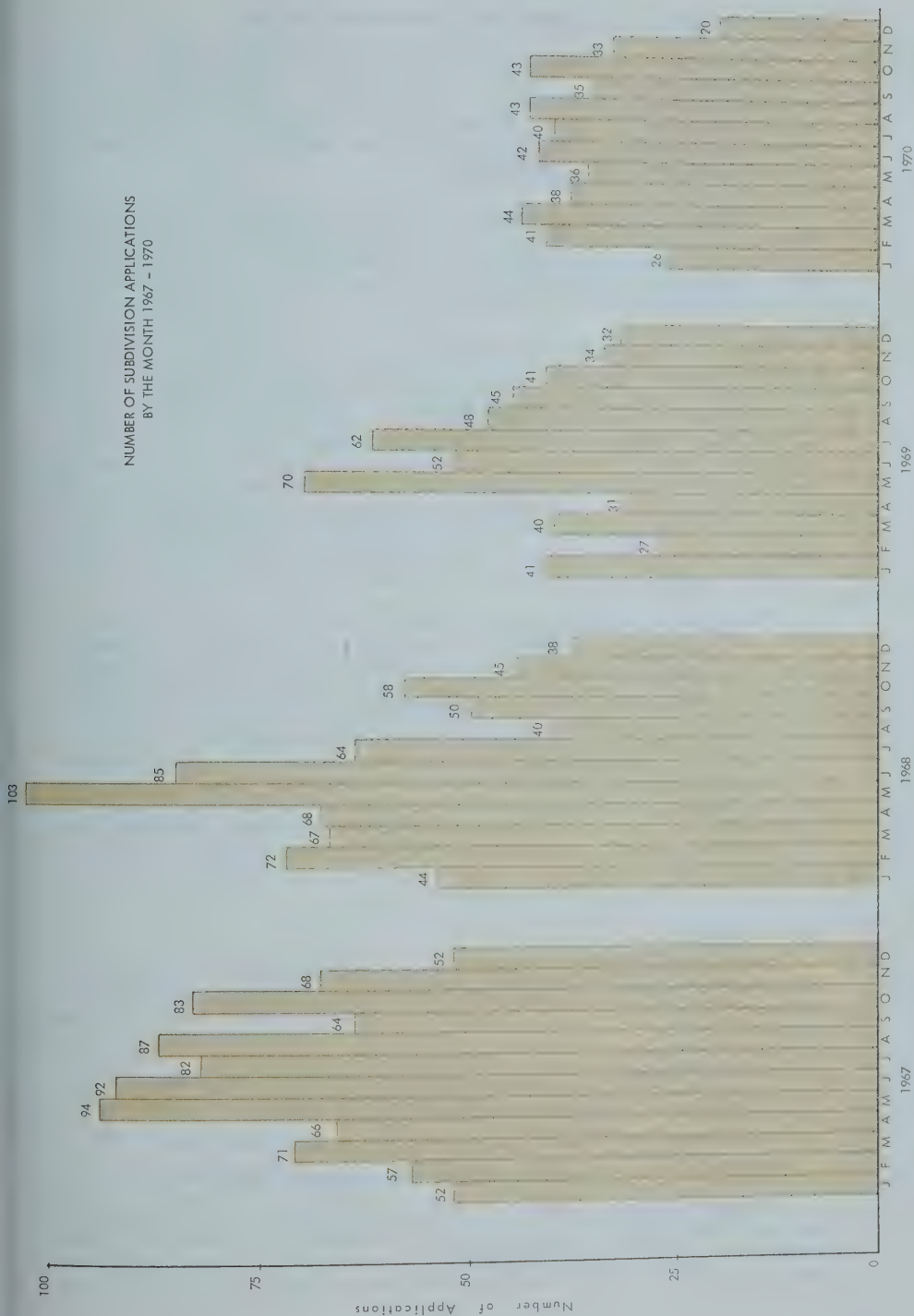
Battle River Regional		Peace River Regional	
Planning Commission	12	Planning Commission	23
Calgary Regional Planning		Red Deer Regional	
Commission	37	Planning Commission	43
Edmonton Regional Planning		Calgary Municipal	
Commission	131	Planning Commission	58
Medicine Hat Regional		Edmonton Municipal	
Planning Commission	40	Planning Commission	45
Oldman River Regional		Provincial Planning Director	54
Planning Commission	43		

Total: 486 plans of survey

It is interesting to note the trends in subdivision applications made to the Director between the years 1967 - 1970 on a month by month basis. In the years 1967 - 8 - 9 there were pronounced 'peaks' of applications by numbers in the summer months of May - July inclusive. However in 1970, the numbers of applications made on a monthly basis roughly level off at the same numbers every month except December and January. It is too early yet to speculate whether a new trend is now discernible or whether 1970 was indeed an exceptional year, where uniformity of application was evidenced on a monthly basis.



NUMBER OF SUBDIVISION APPLICATIONS
BY THE MONTH 1967 - 1970



Bylaws, Resolutions and Land Use Classification Guides

A volume maintained in the Planning Branch entitled "Current Status of Planning Controls in Alberta" was updated in 1970, effective from December 15th. Its figures are accumulative totals and they show that of the 354 municipalities, Improvement Districts and Special Areas, 92 have adopted development control bylaws, 114 have adopted zoning bylaws and 30 cities and towns have adopted general plans.

For 1970 alone, the corresponding figures are 10 development control bylaws, 13 zoning bylaws and two general plan bylaws adopted. In addition 92 development control resolutions were passed, 121 zoning bylaw amendments adopted, one general plan amended and 20 amendments made to preliminary regional plans. Details are shown in the accompanying chart.

The statutory procedures which govern the whole process of preparing a general plan for the municipality, adopting it and implementing it by means of a zoning bylaw or a development control bylaw or both, are not easy to follow by merely reading The Planning Act. In order to simplify this process for the benefit of middle-sized and smaller urban municipalities, the accompanying chart shows the three main stages of the continuing process in which the third stage may be repeated at least once every five years to ensure that a general plan, once adopted, is kept up-to-date in these changing times. Similarly, the model in the bottom half of the chart shows the main stages in the preparation of a preliminary regional plan, its adoption, the preparation of the regional plan itself and its adoption.

The Branch prepared zoning bylaws for the following municipalities: the Towns of Hanna, Lamont and Smoky Lake and the County of Vermilion River, all of which were subsequently adopted by the respective councils. In addition, zoning bylaws were prepared for the New Town of Whitecourt, the Towns of Lac La Biche and Tofield and the Villages of Holden and Ryley, all of which are awaiting adoption. Zoning bylaws for the Towns of Hinton and Barrhead are presently under preparation. Land Use Classification Guides and Schedules were completed for the New Town of Fox Creek and the hamlets of Wabasca and Calling Lake, all of which were adopted. Staff carried out visits to 27 municipal offices and attended meetings with the respective councils to advise on the acceptance and adoption of the above planning controls.

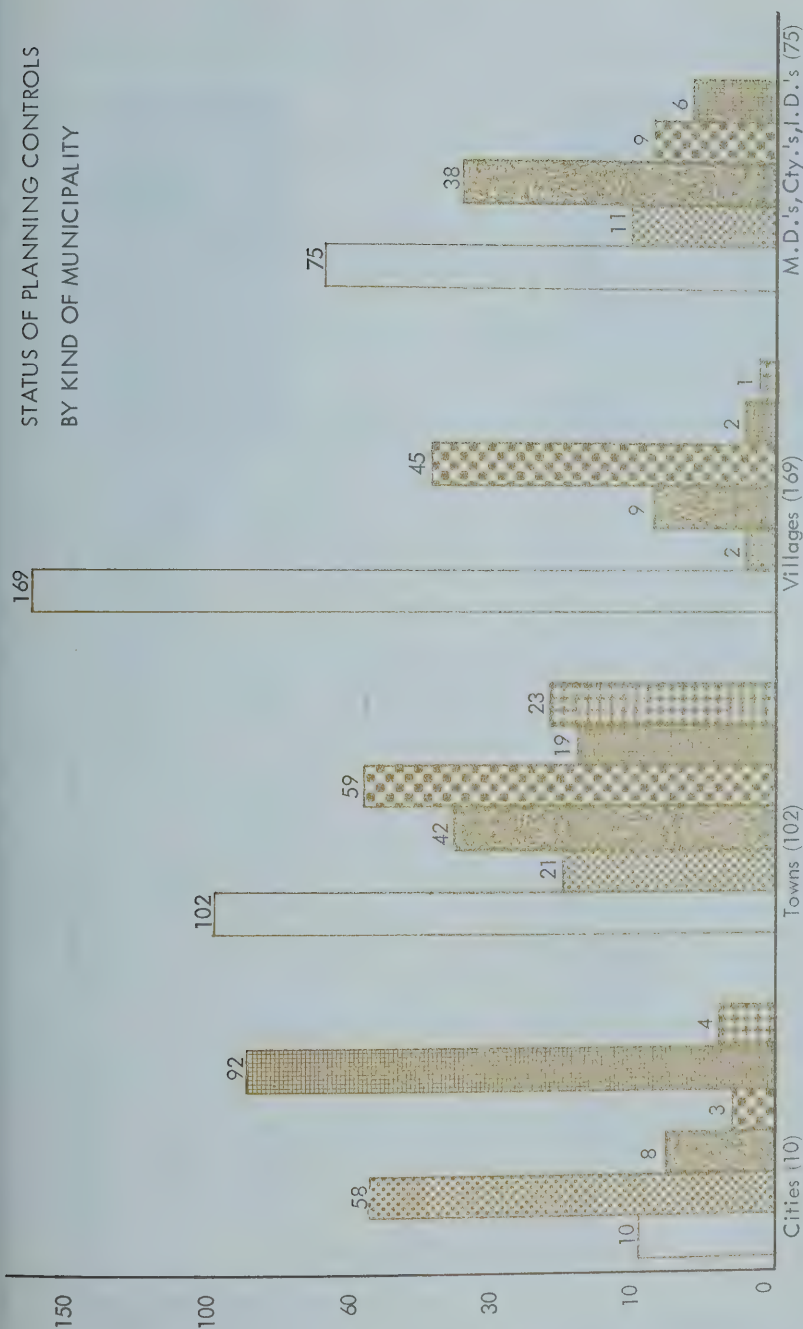
Indian Reserves

At the initiative of the Minister of Municipal Affairs, consideration was given to planning services to be made available to Indian Reserves upon the request of the Chief or the Band Council. These advisory services include:

- the setting up of a simple local Band planning organization;
- a system of permits to cover development approvals;
- the preparation of subdivision plans and outline plans; and
- the preparation of simple zoning and development bylaws.

The above services would be provided by the Branch at a nominal fee and until the jurisdiction picture clears, the Branch will consider a Band Council's or Chief's direct request for a service to be bona fide when established to be on the initiative of the Band Council or Chief in liaison

STATUS OF PLANNING CONTROLS BY KIND OF MUNICIPALITY



Total Number of Municipalities of Each Category

Number of Development Control Resolutions Passed in 1970

Number of Development Control Bylaws Adopted

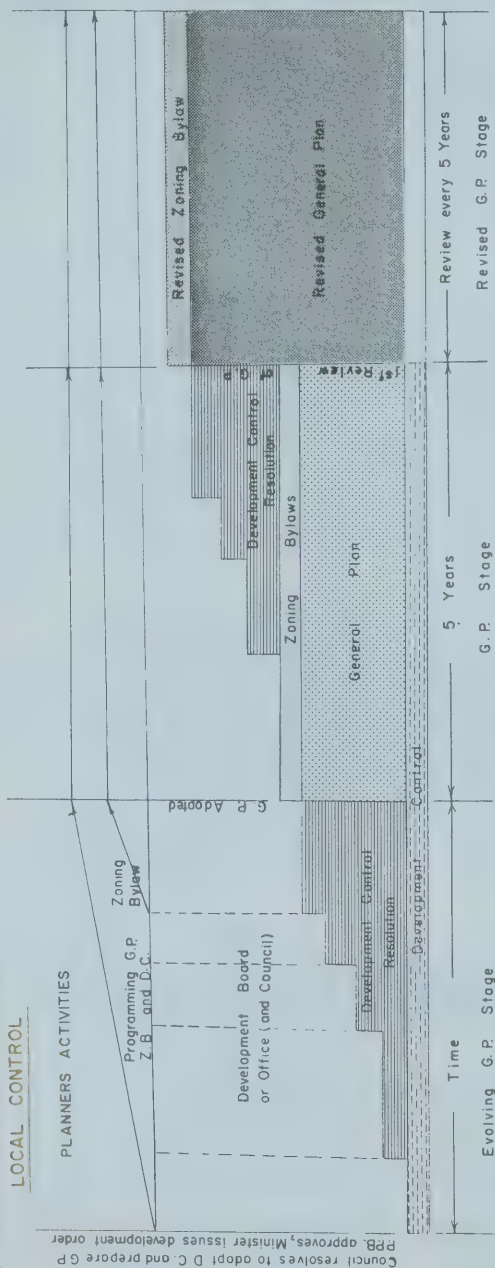
Number of Zoning Bylaws Adopted

Number of Zoning Bylaw Amendments Adopted in 1970

Number of General Plans Adopting Bylaws Passed

LOCAL CONTROL

PIANNERS ACTIVITIES



REGIONAL CONTROL



with the Regional Director or District Supervisors of the Department of Indian Affairs and Northern Development. Other municipal services would be provided by other Branches of the Department of Municipal Affairs.

Municipal Planning and Design Section

General Plans

The final report in connection with the General Plan for the Town of Claresholm prepared in 1969 was completed in 1970 and a series of meetings followed with the council, with the view to the ultimate adoption of the Plan.

Staff also prepared a preliminary study for the Town of Vermilion as a prelude to preparing a General Plan for that town in 1971.

A similar preliminary study report was completed towards the preparation of an extended General Plan for the New Town of Fort McMurray in view of the possibilities of an additional tar sands extraction plant being located in the area, which if implemented would require a large expansion of the present New Town. Owing to the very rugged topography and landscaping of all areas adjacent to the present town limits, expansion to the town will have to be accommodated outside the alluvial valley in which the town is now developed. Final expansion plans should be ready in early 1971.

In connection with preparatory work started on a number of General Plans for other municipalities, legal surveys and ground control surveys providing for precise planimetric mapping were carried out this year for the City of Camrose, the Towns of Vermilion, Edson and Slave Lake and for the hamlets of Wabasca and Rosebud.

Outline plans in the form of a replot of the commercial area and phase I of the development plan for the New Town of Fox Creek were completed as was also a design for a major industrial park development and an outline plan for residential expansion of the Town of Slave Lake. The latter represents phase I of the town's development plan and is included as one development project in the special incentive area for regional economic expansion. The Town of Slave Lake as the region's main distribution and manpower centre is expected to grow owing to the incentives included in the regional plan now under preparation.

Fringe problems of access and growth have been studied and proposals advanced for the New Town of Grande Cache and the Town of Barrhead. Reports prepared for both these towns are now available.

Resort area subdivisions have been designed for a number of locations which include areas adjacent to Beaver Lake, Moose Lake, Lac La Biche and within the County of Lamont.

Planning Research Section

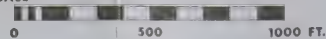
Peers-Whitecourt Land Use Study

The main project of this section in 1970 was the completion and final printing of a report on the Peers-Whitecourt Land Use Study. Main objectives of the study to determine a meaningful optimum land use plan of the



OUTLINE PLAN
FOR
EXPANSION OF SLAVE LAKE

SCALE:



484 square miles, to aid government agencies responsible for the administration and disposal of crown land and to provide guidelines for development of country residences in the area. The concept of multi-purpose development was considered throughout in the preparation of the plan. It is based on a physical classification of the land in an attempt to determine and regulate areas within which agriculture and forestry or a combination of these can be carried out. Recreation and conservation of resources were not forgotten in the analysis. Canada Land Inventory data was utilized and the capability classes were analyzed with the assistance of the computer. A new methodology was used which should prove useful as a model for further and similar land use studies now being started in the Branch.

Fort McMurray Sub-regional Plan

The second major project completed in the year was a sub-regional plan for the Fort McMurray area, the expanded General Plan for the New Town acting as the hub. Following the expansion of the New Town of Fort McMurray largely as a result of the construction of the Great Canadian Oil Sands plant some twenty miles north of the town, new policies with regard to the disposal of land (mostly crown) in the hinterland became essential to prevent the incidence of squatters and to provide accommodation for the type and intensity of land use practices, particularly for country residential and intensive agricultural operations.

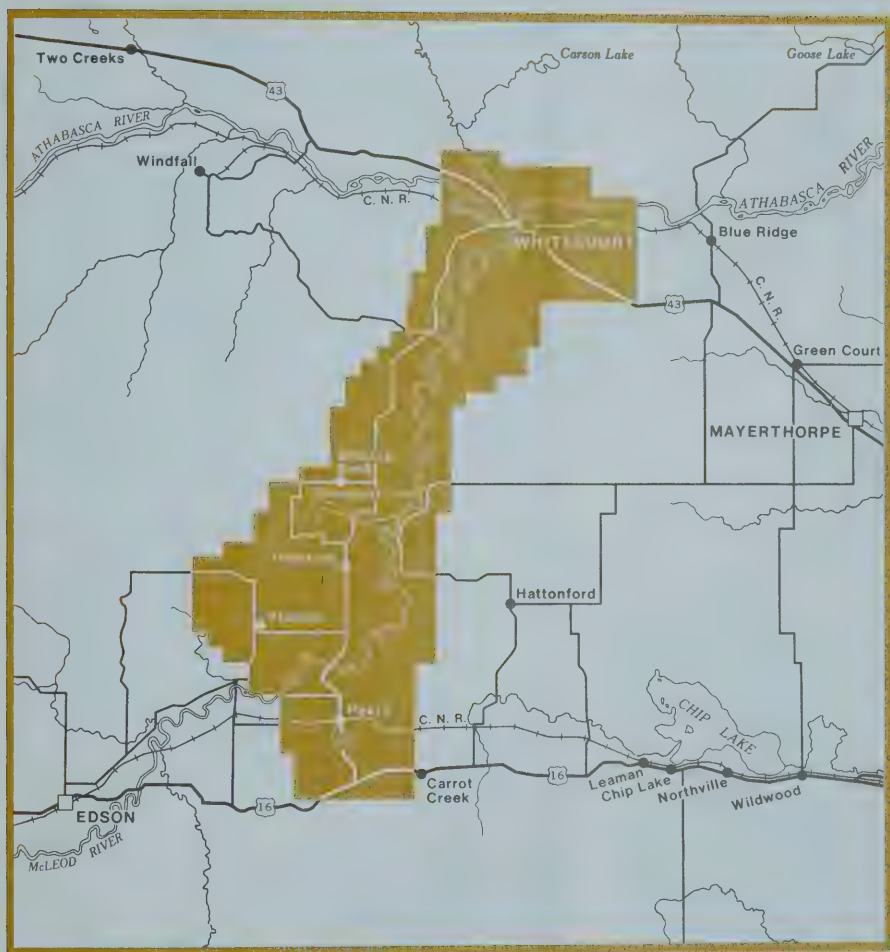
Despite the fact that arable land in the hinterland is at a premium, many requests have been received for settlement on small parcels within the area studied. Proposals were made with regard to the planned development of market gardening, country residences, forest and wildlife and recreation management and a highway reserve zone in which ribbon commercial development would be banned. The study area for this sub-regional plan embraced some 23 sections of land. A detailed soil survey with particular respect to drainage, capability for agriculture and other characteristics of soil related to best land use was carried out by the Alberta Institute of Pedology as a joint project of the Canada Department of Agriculture and the Research Council of Alberta, and this aided immeasurably in determining the location of land suitable for the different main proposed land uses forming the objectives of this sub-regional plan.

Vol. 3—Population Studies

A third volume on population studies in Alberta, that of unincorporated communities, was completed and published in 1970. This report was prepared as a result of many requests for information relating to population growth or decline in unincorporated places, hamlets and settlements throughout Alberta. An analysis of all available statistical material was made and the trends in population increase or decrease were expressed as a percentage for the 10 year period 1956 - 66. Place names are included alphabetically and consist of over 1300 entries. Their location is described.

Urban-Oriented Planning Studies

With a view to eliminating duplication of effort by government agencies and other public authorities in their work of preparing urban-oriented reports, studies, theses, etc., in Alberta, the research staff prepared a consolidated listing of all such studies and reports carried out in Alberta since 1950. The recent publications of thirty government departments, agencies and university departments or faculties touching on this subject matter are included in the consolidation with over 250 entries therein.



Peers Whitecourt Land Use Study Area

FORT McMURRAY SUB-REGIONS CONTOUR PLAN

0 5000 FT
CONTOUR INTERVAL - 10' and 20'

MAP D

LEGEND
Market gardens
Country residential
Urban residential
Urban reserve
Highway reserve
Forest, wildlife and
recreation management



T.89 R.9 W.4M.
T.88 R.9 W.4M.

6

6

5

2

6

Lesser Slave Lake Sub-Regional Studies

In May, a federal-provincial agreement established the Lesser Slave Lake area as a "special area" under the program of the Government of Canada's Department of Regional Economic Expansion. The agreement provides for the development of resource-based industries and the upgrading of the educational level and vocational skills of the area's labour force. Various projects proposed for this area include expanding the water system and sewage treatment facilities of the Town of Slave Lake, industrial park development adjacent to that town, the construction of a twelve-room elementary school for 300 students, renovations and equipment for the existing Grouard, Joussard and Wabasca adult vocational training centres and the provision of portable training units for use in a manpower corps training program for under-employed and unemployed people. The extent of these projects points to the need for a sub-regional plan to be prepared. The province has therefore given high priority to the preparation of such a plan. Several different government departments are consequently already involved in specific areas of these proposals and the task of co-ordinating their activities into a land-use plan for the area has been given to this Branch. Preliminary terms of reference and budget requirements for the next two years have been drawn up and the main work on the proposed land-use plan will start in early 1971. The plan, which it is estimated will take two years to complete, will indicate the highest and best use of each quarter section of land in the area, and in determining such 'best uses' approximately thirty variables for each quarter section will be used, computerized and stored on tape. A functional land data bank will be thus created and used for any further studies that may be required in the future.

Urban Land Use Analysis

A survey of all land uses in eighty urban municipalities throughout the province was completed. The municipalities were selected to give a cross-section of the various kinds of urban centres. The objective of the analysis is to attempt to determine the proportional amount of land in such centres which is used for the basic urban land-use classes, such as residential, commercial, industrial, recreational, institutional and urban centre uses, all of which would provide guidelines to determine the amount of land for future allocation of these uses when preparing General Plans, particularly those for the selected urban growth centres in this province. The final report will be published early in 1971.

Mobile Home Study

In view of the increasing use made of mobile homes as 'permanent' residences and the anticipated further growth in this kind of housing both in our urban centres and in rural areas, a complete investigation of this subject was embarked upon by this Branch, with the view to establishing adequate standards for mobile home trailer parks and mobile home subdivisions. The latter will involve density, parcel size and vehicle spacing, services and utility systems. The locational and site factors are also being investigated. Other matters concerning mobile home residences under study include the financing of such homes and the feasibility of assessment and taxation of this kind of property as opposed to the current statutory licensing requirements of this form of development.

Branch Library

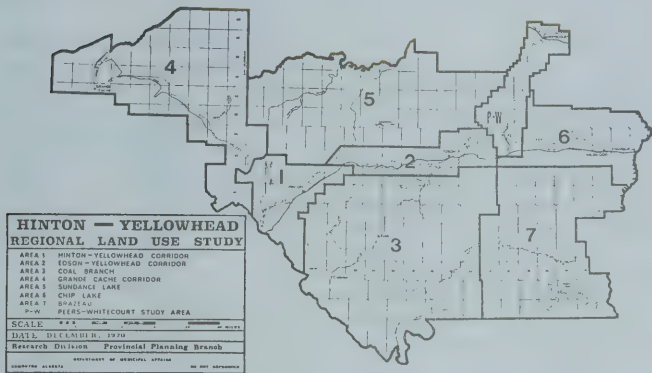
The Provincial Planning Branch library, although mostly used by professional staff of the Branch is also available for the general public as a

LESSER SLAVE LAKE SPECIAL AREA, ALBERTA



loan library. Requests for loans of specific items were made by a number of Alberta schools and individuals. The library acquired an additional 228 books, articles and other library material relating to all aspects of town and regional planning. The library is administered by the Research Planning Section of the Branch.

Regional Planning Section



The Hinton-Yellowhead Regional Land Use Studies

Originally conceived to investigate and make proposals regarding recreational development in this large region, it early became apparent that a full-blooded regional plan would ultimately be required. This region is broken down into seven sub-regions: Hinton, Edson, Coalbranch, Grande Cache, Sundance Lake, Chip Lake and Brazeau.

In 1970, staff concentrated on the **Coalbranch sub-region**, where increased coal mining activity has arisen with further mine fields likely to be exploited in the early spring of 1971. Provision of adequate urban facilities for mine workers is one problem that needs resolution in preparing a sub-regional plan for this area.

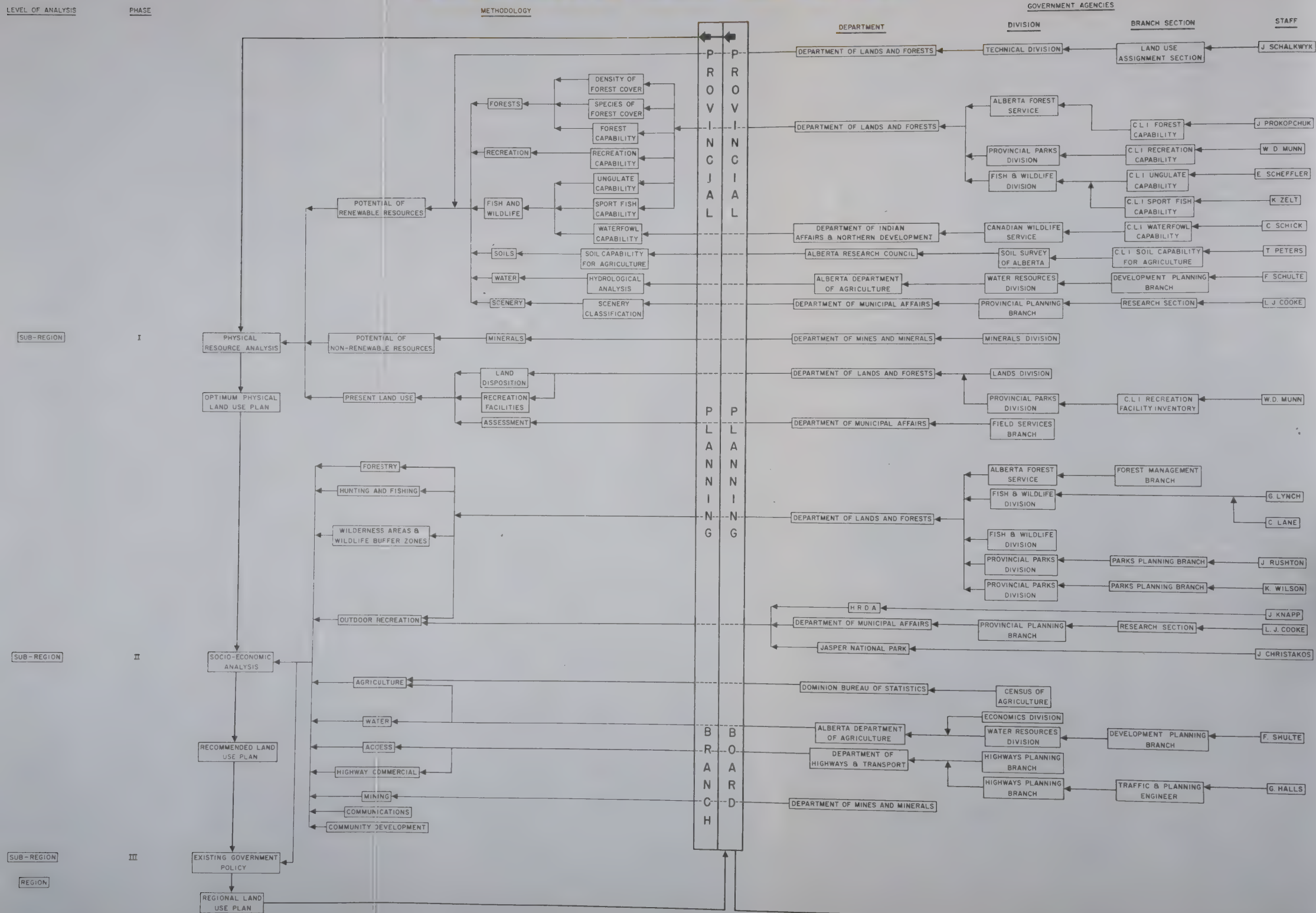
The structural methodology for preparing the complete regional plan of the Hinton-Yellowhead area and the five sub-regions within it is indicated in the accompanying chart.

Conferences

Alberta was the host province for the Town Planning Institute of Canada's Annual General Meeting and Conference in July. In addition, two meetings of all the Planning Directors and their deputies in the province, were held in 1970, the first on January 22-23 at Government House, Edmonton and the other October 8-9 at Calgary.

N. DANT,
Provincial Planning Director.

HINTON—YELLOWHEAD REGIONAL LAND USE STUDY



FIELD SERVICE BRANCH

GENERAL RESPONSIBILITIES

Carries out general municipal administration in the Improvement Districts which are unorganized municipal areas that do not have local autonomy.

This field service work is carried out in established administrative areas by twelve administrators, thirteen office assistants and twelve agricultural officers from the thirteen field offices situated in Medicine Hat, Drumheller, Calgary, Rocky Mountain House, Westlock, Edson, Lac La Biche, Evansburg, Valleyview, High Prairie, Spirit River, Peace River and High Level.

The Administrator has a wide variety of duties including the collection of taxes, licenses and permits, the making of assessments, issuance of development permits, service on Agricultural Service Boards, Planning Commissions, Health Units, and Advisory Committees.

The Administrator also makes inspections and valuations of lands and improvements that are to be offered for sale under the provisions of The Tax Recovery Act; of lands being purchased under the provisions of The Farm Purchase Credit Act and of estates for purposes of succession duties.

The Programs Officer deals with such matters as recreation programs, hamlet services, preventative social services and courts of revision.

Mobile Equipment and Mobile Home Licensing is carried out by four inspectors stationed in Lethbridge, Calgary, Edmonton, and Grande Prairie.

Agricultural programs on a local level are the duty of twelve Agricultural Service Board Officers, all under the supervision of the Improvement District Administrator.

ACTIVITIES

General assessments were completed by Branch staff in I.D.'s 10 and 22 and in parts of I.D.'s 17, 18, and 23.

Courts of Revision were held by the Director and Assistant Director on **annual** complaints and by the Programs Officer on **general** assessments. The Programs Officer devoted most of his time to these **general** assessment appeals following his appointment on July 1.

It is expected the Programs Officer will now be giving more time to recreational programming and agreements with towns and villages as recreational areas with their attendant boards are being organized in Improvement Districts in conjunction with the Department of Youth.

Public meetings were held in most Improvement Districts to discuss their municipal administration with the ratepayers.

The Improvement Districts are actively participating with towns in the Preventive Social Services Program.

Domestic water distribution systems were completed in the hamlets of Veinerville, Seven Persons, Schuler, Brule, Fort Vermilion and Fort Chipewyan. They are being installed in the hamlets of Faust, Blairmore Road-Graftontown and Rosedale. A "first" for Improvement Districts has been established in the latter hamlet of Rosedale as debenture borrowing of the capital cost of the distribution system will be repaid on a front foot and user charge basis. It is anticipated that other hamlets will be served in a similar manner in the future.

Central sources of domestic water supply have been established in the hamlets of Grouard, Wabasca, Desmarais, St. Isidore, Dixonville, Harmon Valley and Watino.

Ambulance service is being provided in Improvement District No. 14 in conjunction with the Town of Edson, and negotiations with the Town of Slave Lake are in progress with respect to a similar program there.

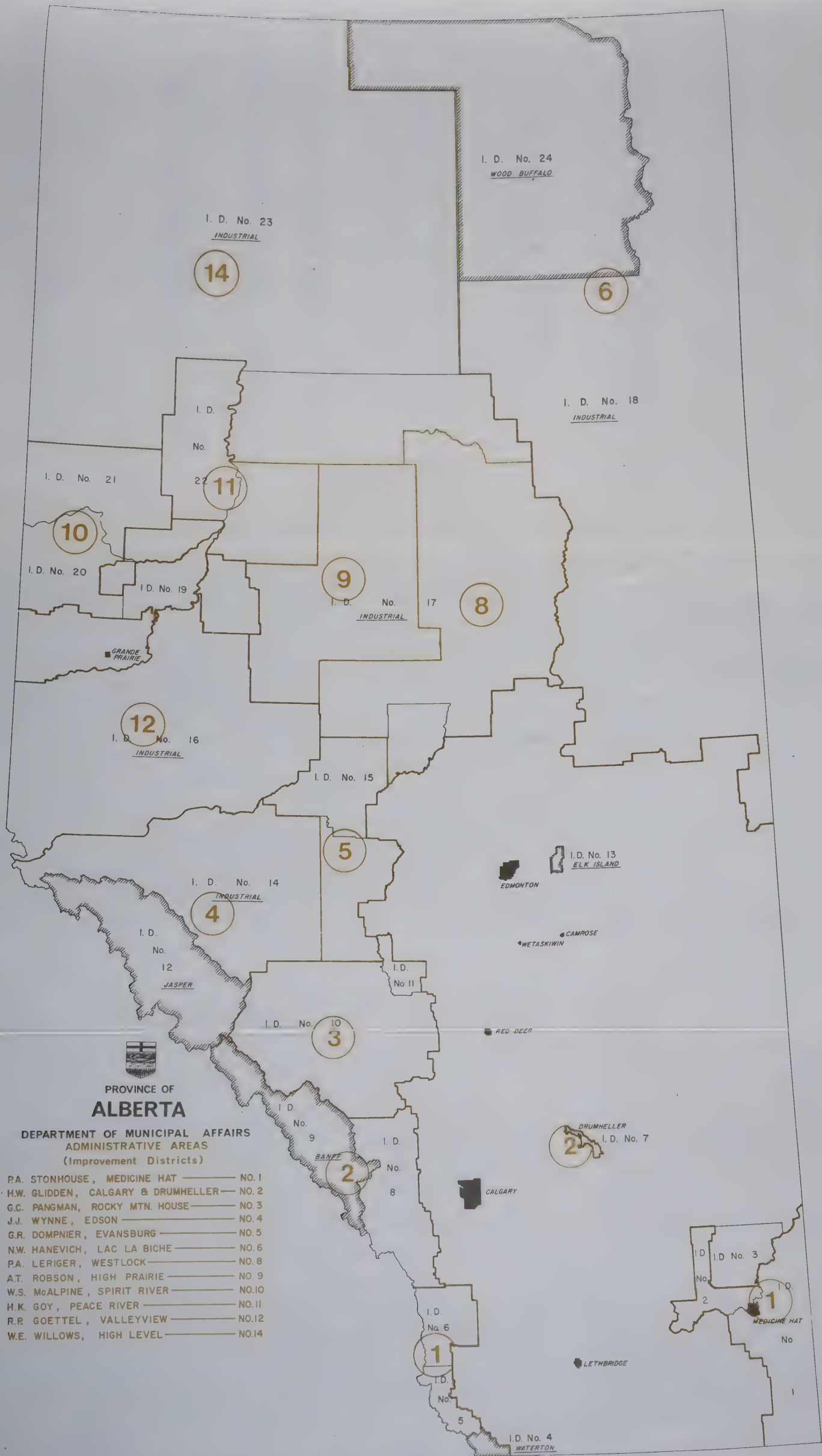
Mobile Home and Mobile Equipment Licensing continues at approximately the same level as in previous years.

Development Control is in effect in all districts, with zoning being established in a few areas.

Agricultural Service Boards, eleven in number, continue with their agricultural programs of pest and weed control, fertilizer and herbicide demonstrations, etc. It was hoped to establish one or two more Agricultural Service Boards in 1970, but a decline in the agricultural economy of the proposed areas delays their establishment.

The Improvement District Administrators are assisting in the work of annual assessments in their districts, and probably will continue to do so for another year or two.

A. R. ISBISTER,
Director.



TAX RECOVERY BRANCH

GENERAL RESPONSIBILITIES

The administration of The Tax Recovery Act and the administration of The Special Areas Act insofar as it relates to the administration of land. The provision of guidance and assistance to municipalities, urban and rural, respecting tax sales and collections.

The administration of various types of agreements covering the disposition of public lands in The Special Areas that comprise approximately five million acres located in the southeastern part of the province. The Department controls approximately 70% of the land in this area.

Services designed to carry out these responsibilities fall into eight categories:

- The recommendation to the Minister for or against the sale of each occupied property that has been taken over by reason of non-payment of taxes and each such unoccupied property in the province in other than a city or a town.
- Giving advice and guidance to municipalities and private citizens on tax recovery matters.
- The administration of public land reserves in Improvement Districts and Special Areas.
- The supervision of tax collection and the administration of tax recovery property in Improvement Districts and Special Areas.
- The administration of public land by means of long term leases and annual permits.
- The issuance of pipe line agreements, easements, mineral surface leases and right of entry to companies involved in the oil and gas industry in Improvement Districts and The Special Areas.
- Administering the program of land exchanges designed to assist local residents in the Improvements Districts and The Special Areas to consolidate their land holdings so as to establish economic farm units.
- The collection of monies for all Agricultural Relief Advances issued in Improvements Districts and the recommendations to the Agricultural Relief Adjustment Board respecting the cancellation or the compromise settlement of accounts.

ACTIVITIES

Tax Recovery

The sale of occupied properties by Cities and Towns totalled 18 parcels with a revenue return of \$28,241.64. Villages submitted 108 sales for

approval covering both occupied and vacant properties realizing a return of \$31,733.22.

Counties and Municipal Districts obtained the Minister's approval for disposal of 234 parcels with a revenue return of \$186,596.90.

In Improvement Districts and Special Areas the Branch held 20 tax sales advertising 572 parcels, actually offering 233 parcels with the balance being redeemed prior to tax sale. The Branch by means of tender and secondary land sales sold 170 parcels with a revenue return to the Improvement Districts of \$131,804.57.

Eighty-five calls were made on secretary-treasurers and ratepayers throughout the province. The purpose of the calls was to assist secretary-treasurers and councils respecting tax recovery proceedings, land sales and tax collections. Ratepayers were visited in respect to collections, complaints and applications by municipal authorities to the Minister applying for permission to take action to evict.

Agricultural Relief Advances

In 1970 the issuance of Agricultural Relief Advances to necessitous farmers resulted in 165 new accounts being opened for a total issue of \$105,158.89 in eight Improvement Districts.

The payments received on outstanding accounts amounted to only \$23,867.42. The reason for the poor collections is that the areas in which these advances have been issued, suffered crop set backs in the past few years thus making collections very difficult.

K. C. SWITZER,
Director.

GENERAL ADMINISTRATION

GENERAL RESPONSIBILITIES

Administrative service to the Department generally, including the Improvement Districts and Special Areas. Other related duties are also performed:

the Department

- Establishment and control of all accounting records and procedures.
- Preparation of annual Departmental budget.
- Preparation and maintenance of Departmental inventory
- Mail and cashier service.

the Improvement Districts and Special Areas

- Preparation of annual budgets and establishment of budgetary controls
- Maintain assessment and tax rolls, levy taxes, prepare and issue tax notices, collect taxes and other receivables, process Homeowner Tax Discount applications.

Boards and Organizations

- Provision of accounting services for the Public Utilities Board, the Local Authorities Board and the Alberta Emergency Measures Organization.

Other

- **Homeowners Tax Discount** processed on behalf of all municipalities as to payment.
- **Equipment Licensing.** Administration of The Mobile Equipment Licensing Act whereby certain equipment is subject to license and 95% of the fees so collected are distributed to the various municipalities.

ACTIVITIES

1 Department:

The annual budget for the Department for the fiscal year 1970-71 was approved at a total of \$11,845,811.00. This represented an increase of \$5,752,911.00 or 48.6% over the previous fiscal year due mainly to Alberta Housing Corporation requirements.

2 Improvement Districts:

• Taxation:	1969	1970
Tax Levy — total	\$ 8,449,217	\$ 9,897,032
Tax Collections	8,154,219	7,282,513
Tax Arrears	4,398,097	7,012,616
% Tax Arrears/Tax Levy	52.1%	70.8%

- **Assessment:**

Taxable Assessment	187,023,823	211,833,685
Equalized Assessment	180,367,793	204,515,159

3 Special Areas:

- **Taxation**

	1969	1970
*Tax Levy — total	\$ 1,390,394	\$ 1,812,716
Tax Collections	1,256,626	1,385,127
Tax Arrears	587,969	1,015,558
% Tax Arrears/Tax Levy	42.3%	56%

- **Assessment**

*Taxable Assessment	17,924,520	25,193,387
Equalized Assessment	34,768,056	33,640,755

* Includes grazing leases and grazing permits with Special Areas for the first time. Prior to 1970 payment for grazing leases was on a rental basis only.

4 Homeowners Tax Discount:

A maximum of \$50.00 discount in taxation is granted and paid by the Provincial Government in connection with owner-occupied residences.

Recipients of a Guaranteed Income Supplement from the Federal Government qualify for an additional discount bringing their gross discount to a maximum of \$100.00. This became effective for the first time in 1969.

The following is a statement in connection with the Homeowner's Tax Discount during 1970:

- **1968 Applications:**

Number of valid applications	256,097
Amount of discount paid	\$ 12,727,215
Administration reimbursement to municipalities	\$ 140,253

- **1969 Applications:**

Number of valid applications — \$ 50.00 only	226,796
Number of valid applications — \$100.00 only	19,485
Total 1969 applications	246,281
Amount of discount paid — \$ 50.00 applications	\$ 10,979,714*
Amount of discount paid — \$100.00 applications	1,932,739*
Total discount paid re: 1969	\$ 12,912,453
Administrative reimbursement to municipalities	\$ 307,851

- **1970 Applications:**

Number of valid applications — \$ 50.00 only	198,096
Number of valid applications — \$100.00 only	16,426
Total 1970 applications	214,522

Amount of discount paid — \$ 50.00 applications	\$ 9,888,674*
Amount of discount paid — \$100.00 applications	\$ 1,591,751*
Total discount paid re: 1970	\$ 11,480,425
Administrative reimbursement to municipalities	\$ 268,152

*The amount of each discount varied according to the individual entitlement. Based on the **number** of discounts paid, these figures establish they averaged as follows:

1969—\$ 50 applications — discount average	\$48.41
\$100 applications — discount average	\$99.19
1970—\$ 50 applications — discount average	\$49.91
\$100 applications — discount average	\$96.90

5 Licensing of Mobile Equipment:

Licensing of mobile equipment is in effect in all municipalities other than cities and national parks. 95% of license fees collected is distributed to the various municipalities in which the equipment was located. This distribution is made in the year subsequent to the license year and is based upon information supplied by the owners and the operators of the equipment. 5% of fees are retained to offset administrative costs.

● Collections:

1968 license year	\$ 816,741
1969 license year	876,261
1970 license year	790,262

● Distribution to Municipalities:

1968 license fees	\$ 747,766
1969 license fees	782,230

D. R. WATSON,
Secretary-Accountant.

LIAISON OFFICE

GENERAL RESPONSIBILITIES

- Promote and maintain liaison, good relations and better understanding between all persons engaged in the various aspects of local government in the Province.
- Carry out assignments designed to strengthen good relations between our local governments and the Department of Municipal Affairs.

ACTIVITIES

Produced four issues of the Alberta Municipal COUNSELLOR.

Conducted the editorial publication of the new-style annual report of the Department for 1970.

Provided secretariat service for:

- The Provincial-Municipal Advisory Committee which held nine meetings in the year.
- The regular Deputy Minister-Branch Head (Executive) Committee meetings.
- A Departmental Task Force studying the Report of the Legislature's Special Committee on Assessment and Taxation.
- Ad hoc Committees

Provided information text relating to the Department for the following outside publications:

- Government Services Guide
- Our Provincial Government
- Two national Directories
- Two Alberta Directories
- Trade and Commerce Directories for Western Canada

Provided co-ordination and production for a new internal staff publication "IZZATSO". Editorial and news content for this publication is provided by a staff committee with the aim of giving information, obtaining feedback and promoting staff participation.

Conferences of municipal associations, schools and associations of professional persons engaged in municipal fields were attended with displays, informational material and secretarial service for Departmental officials.

Assisted educators, students and others with information on municipal affairs.

L. L. HURST,
Liaison Officer.

PERSONNEL OFFICE

GENERAL RESPONSIBILITIES

Develop and administer the Department's Personnel Administration program, including unit organization and career management of staff. Also responsible for the completion and custody of employee personal records and payroll data-processing documentation. Conduct employee training and development programs oriented to functional requirements throughout the Department.

Coordinate all phases of personnel policy within the Department, inter-Department, and with the Public Service Commissioner. Interpret and administer the Civil Service Association collective agreement and represent Municipal Affairs management in employee relations and grievance discussions.

ACTIVITIES



(150)



(375)

Activities continued to increase and diversify throughout 1970 as a result of the Government's policy of decentralizing personnel administration to Departments. Personnel staff were extensively involved in revising and republishing all regulations and procedural instructions to adapt new concepts and conform with policy changes. Similarly, we were active in a wide range of planning, organization and implementation meetings in cooperation with the Public Service Commissioner's staff, other Departments and agencies, and the Civil Service Association on a continuing basis.

Municipal Affairs in-service staff training and development programs were expanded to include supervisory and advanced management courses, skills training, and the establishment of a permanent Assessors School. Two hundred and thirty employees participated in the program during the year. Department staff members are also taking work-related courses available at the Universities, Technical and Vocational Institutes, to improve their professional and technical qualifications. Sixty employees were active in this area with subsidization costs approximating \$6000.00 being absorbed by the Department.

Behind every personnel system there must be accurate records and statistics to serve the Departments' employee relations and operating requirements. Individual records, salary, and fringe benefits transactions rose to an average of ten data-processing entries per employee in keeping with

the growing complexity of Government day-to-day operations. Municipal Affairs staff totals as of December 31 were:

Appointments	61	Interdepartment Transfers	9
Promotions	47	Terminations	72
Permanent Employees	470		
Wage Employees	55		
			525

R. D. FRASER,
Director.

SPECIAL AREAS BOARD

GENERAL RESPONSIBILITIES

The Special Areas consist of some 5,200,000 acres of land situated in the southeastern part of the Province. They lie north of the Red Deer River extending roughly 100 miles from north to south and about the same distance from east to west at their widest point. This is the heart of the area known as the "dustbowl" in the 1930's.

Population of the Special Areas was 7,974 and the equalized assessment was \$33,640,755 in 1970.

The Special Areas Board is charged with the administration of the Special Areas including the construction and maintenance of their roads and the control of public land.

One of the principal concerns of the Board is the control of land use. The breaking of land is restricted mainly to a comprehensive and practical regrassing program of abandoned lands that is gaining momentum.

All of the public land is occupied under a system of long-term grazing and cultivation leases. It is interesting to note that only 30% of the land is privately owned while some 40% is tax recovery. The remaining 30% is Crown land which in the Special Areas is leased in the same manner as tax recovery land.

ACTIVITIES

In common with most administrations of the past decade, the Board's budget continued to increase so that it had grown from \$1,621,996 in 1960 to \$3,062,824 in 1970.

The accompanying chart illustrates the administrative structure of the Special Areas Board. There are 39 permanent and 39 fulltime hourly-rated employees. During the peak employment period, up to 45 casual workers are also hired.

In the Special Areas, 70 per cent of the land is either crown or tax recovery land which indicates that almost every resident has some lease land under his control. The grazing royalty rate was reduced in 1970 and all grazing lands placed on the assessment and tax roll. The assessment of the lease lands is now based on the established carrying capacity as determined by the grazing appraiser. The changes were explained in detail to the ratepayers through the Special Areas Advisory Committee and at the 1969 and 1970 annual ratepayers meetings. The comparatively few complaints based on the assessment of the parcels involved indicates general acceptance by the ratepayers.

During the year, 106 lease assignments, 14 partial assignments, and 307 renewals were processed, and it is clear that the trend toward larger and more economic units is continuing.

Collections of crop shares amounted to \$315,088. Grazing rental collections brought in \$319,649.

The Board operates four large Community Pastures in which the breeding programs are controlled by a number of associations, and one smaller pasture reserved for yearling steers. The total area in Community Pastures is 175,661 acres within which some 7,500 animals are accommodated. Revenue from these Community Pastures amounted to \$93,606.

On July 14th, the Special Areas were declared a Warble Fly Control Area and systemic chemicals were supplied at cost to cattle owners.

A Recreation Board has been established for each of the three Special Areas. The Boards are designed to fit the recreational programs administered by the Department of Youth.

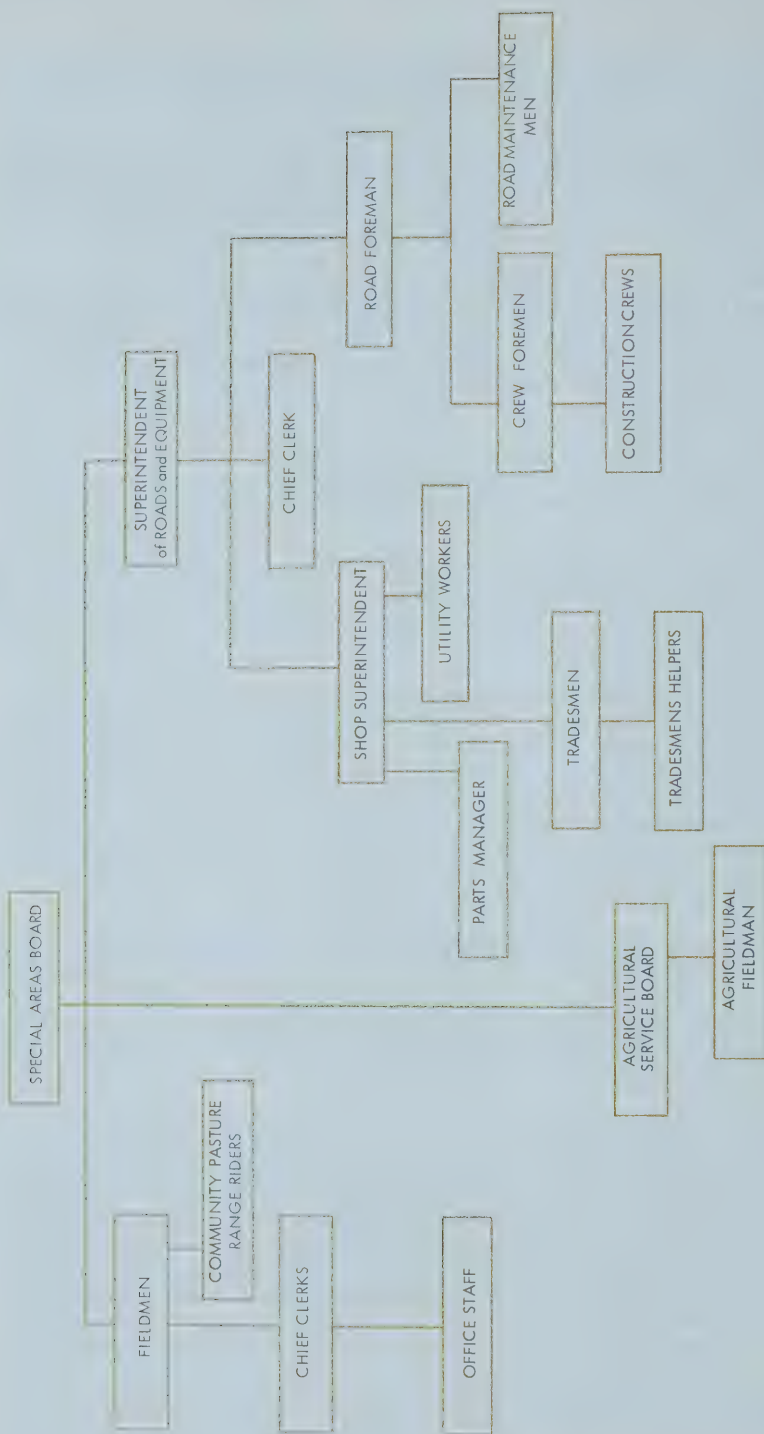
The Hanna District is the only part of the Special Areas not served by buried telephone cable. This is scheduled for 1971 and, when completed, will assist materially in the administration of the area.

Assurance of an adequate supply of stock water continues to be a problem. During the year with assistance from the P. F. R. A. some 105 dams and dugouts were constructed by ranchers and farmers. With the addition of six new dams, Ducks Unlimited now have a total of 200 projects in the Special Areas.

In 1970, 336 miles of roads were gravelled and 128 $\frac{1}{4}$ miles constructed. Of this mileage, 37 were built with scrapers, 70 by elevator graders and scrapers, and 21 $\frac{1}{4}$ by auto patrol. At the request of the Special Areas Board, the Bridge Branch, Department of Highways and Transport supplied twelve large diameter culverts which were installed by Special Areas crews. The Bridge Branch itself installed one precast concrete bridge. The construction of the new bridge at Steeveville scheduled for completion early next year will be a great benefit to the southern part of Special Area No. 2 and will eliminate the ferry at that point.

Grass seed was in very short supply for the regrassing programme, and the 48,000 pounds purchased did not go very far toward meeting the demand. The Department of Agriculture Crop Adjustment Assistance Policy helped greatly to alleviate the problem and some 158 ratepayers received assistance and were enabled to purchase seed from other sources. \$10,416 was realized from the sale of grass seed.

Prior to August, all applications for wellsites and their access roadways on public land in the Special Areas were handled by the Board of Arbitration issuing orders under The Right-of-Entry Arbitration Act. On August fourth, that system was discontinued and a new system of surface leasing was put into effect. Some 72 wellsite and access roadway leases have been issued by the Department since that date. It is indicative of the acceptance of this new procedure by both the industrial-use and agricultural-use lessees that only two applications for arbitration have been made to The Board of Arbitration since the inception of these new Surface Lease Regulations. Brighter prospects for oil and gas markets have resulted in stepped-up exploration and development. Many miles of pipelines for gathering systems and Alberta Gas Trunk lines were completed together with compressor sites and meter stations, all of which will add substantially to the assessment in 1971.



Compensation and rentals for easements for electrical transmission lines and proceeds from agreements, rights of entry, pertaining to the oil and gas industry brought in \$107,069.

Other fees collected under the Special Areas "Schedule of Fees" amounted to \$36,245. In this schedule is included such items as assignment of lease fees and the fees charged covering the issuance of the various types of leases.

The latest financial statement of the Special Areas as audited by the Provincial Auditor forms Appendix "A" to this Report. It is for 1969 and is enclosed as required by Sec 18(2) of the Special Areas Act, 1964.

C. W. EDWARDS,
Chairman.

APPENDIX "A" TO SPECIAL AREAS BOARD REPORT — 1970

STATEMENT OF REVENUE AND EXPENDITURE

For the year ended December 31, 1969

REVENUE

Taxes:

1969 general tax levy \$1,390,394.65

Add: Penalties and costs 13,048.67

1,403,443.32

Well drilling equipment 9,017.20

\$1,412,460.52

Grazing rentals

660,232.34

Cultivation rentals

271,457.16

Province of Alberta grants:

Roads 250,000.00

Municipal assistance 132,370.75

Alberta Government Telephones

Commission 27,098.87

Agricultural Rehabilitation and

Development Act 5,159.31

Agricultural Service Board 4,964.18

Brucellosis control 4,252.20

Rat control 3,000.00

Miscellaneous 125.00

426,970.31

Right-of-entry awards and easements ..

92,476.03

Community pastures, net

61,979.66

Interest earnings ..

37,971.06

Fees ..

28,423.05

Equipment rentals

13,761.48

Licenses and permits, mobile and

seismic equipment and

mobile homes

12,855.74

Sale of gravel ..

12,033.85

Sale of land

8,094.00

Sale of improvements and material ..

2,853.64

Miscellaneous rentals ..

2,098.35

Miscellaneous ..

1,165.33

\$3,044,832.52

EXPENDITURE

1969 school requisitions	\$1,054,679.91
Maintenance of roads	822,700.21
Salaries	361,589.70
1969 hospital requisitions	164,380.20
Depreciation	87,829.15
Relief and public welfare	45,174.40
Grass seed, net	14,833.74
Mobile telephones	12,818.19
Travelling expenses	12,607.91
Pests and weeds	8,127.24
Hamlets	7,311.35
Insurance	6,732.19
Telephone and telegraph	5,823.65
Heat, light and power	5,334.71
Canada Pension Plan contributions	4,607.91
Agricultural Service Board	4,604.85
Brucellosis control	4,265.50
Advisory board, road committee's and ratepayers' meetings	4,052.28
Postage	3,381.71
Stationery and supplies	3,244.71
Unemployment insurance	2,952.95
Freight and express	2,148.79
Tax notices	1,315.98
Maintenance of buildings and offices ..	1,229.36
Miscellaneous grants	1,076.69
Miscellaneous	2,259.38
	\$3,095,082.66
Deficit for the year ended December 31, 1969	\$ 50,250.14

BALANCE SHEET

As At December 31, 1969

ASSETS

Cash in bank		\$ 193,974.81
Accounts receivable:		
Province of Alberta, net	\$ 797,708.50	
Miscellaneous	18,779.54	816,488.04
Taxes receivable, general		588,820.63
Grazing rentals receivable		173,398.59
Hail tax arrears	6,362.04	
Less: Allowance for doubtful accounts ..	6,362.04	
Prepaid expenses:		
Materials and supplies	313,809.45	
Unexpired insurance	5,551.51	319,360.96
Alberta Municipal Financing Corporation shares		150.00
Property and equipment, less accumulated depreciation:		
Road machinery and shop equipment	484,531.78	
Buildings, general	38,827.08	
Youngstown shop	11,556.77	
Miscellaneous	9,916.21	544,831.84
		\$2,637,024.87

LIABILITIES

Accounts payable		\$ 66,261.94
Capital surplus, arising from building donated by Province of Alberta		3,430.48
Surplus:		
As at January 1, 1969	\$2,597,502.56	
Add: Adjustments applicable to prior years, net	20,080.03	
	\$2,617,582.59	
Deduct: Deficit for the year ended December 31, 1969	50,250.14	
		2,567,332.45
		\$2,637,024.87

ALBERTA ASSESSMENT APPEAL BOARD

GENERAL RESPONSIBILITIES

The hearing and determination of:

- appeals from decisions of Courts of Revision in all municipalities throughout the province in respect of land and improvement assessments, business tax assessments and local improvement assessments;
- appeals filed by municipalities in respect of equalized assessments established by Order of the Alberta Assessment Equalization Board for each municipality;
- appeals filed in respect of any assessment made by the Alberta Assessment Commissioner;
- appeals filed in respect of any assessment made by the Chief Provincial Assessor under authority of The Electric Power and Pipe Line Assessment Act;
- appeals brought forward under authority of The Irrigation Act, and
- appeals filed in respect of assessments made under authority of The Mineral Taxation Act.

On hearing the foregoing type of appeals the Board's responsibilities extend not only to the determination of the amount of an assessment, but also to whether the name of any person was properly entered in the Assessment Roll and as to whether any property or business was legally assessed or exempt from assessment. Similarly, the provisions of The Appeal Board Act extend the responsibilities of the Board to quash assessments not under appeal when substantial justice cannot be done by adjusting the assessments then on appeal.

ACTIVITIES

Consisting of two members only for nearly half the year, the Board finalized the appeals for 1969 in respect of approximately 200 items of property and dealt with appeals filed in 1970 as set out hereunder:

LAND, IMPROVEMENTS AND BUSINESS ASSESSMENTS

Appeals from Municipalities	Appellants	Items
5 Cities	124	536
24 Towns	42	95
2 Villages	6	81
23 Counties	179	507
11 Municipal Districts	44	399
2 Improvement Districts	18	27
67	413	1,645

Local Improvements Assessment Appeals	21	26
Mineral Taxation Appeals	6	21
Electric Power & Pipe Line		
Assessment Appeals	3	3
Equalization Assessment Appeals	12	12
	455	1,707

In the main, the above appeals resulted from general assessments conducted in municipalities throughout the province for taxation in 1970, although large numbers also stemmed from the assessment of grazing lease interests. It is anticipated that a similar number of appeals will be brought on in 1971 since there have been general assessments completed in respect of all properties in ten towns, twenty-five villages, one city, one municipal district and parts of two improvement districts.

The Board has not completed its work in connection with the 1970 appeals and a large number of appeals are being carried over for hearing in the early part of 1971. Our files presently indicate there are approximately 1,280 items under appeal to the Board in 30 different municipalities and of these only 133 items are presently scheduled for hearing.

One application for an Order of Certiorari was taken against the Board but it was not granted. However, of the applications made in 1969, one is now before the Supreme Court of Canada and two others, made on analogous grounds, are being held in abeyance by the Trial Division of the Supreme Court of Alberta until the Supreme Court of Canada has passed judgment in the case now before it.

There were no complaints taken to the Ombudsman in respect of an action of the Board during the calendar year 1970 although two cases, filed in 1969, were investigated. In neither case was the Board found at fault or remiss in its duties.

The Board issued a total of 56 written decisions during the year. All other judgments were given orally and confirmed in writing. Copies of written decisions were in each case supplied to the Appellant, the Respondent, the Alberta Assessment Commissioner and the Chief Provincial Assessor.

An accompanying table shows disposition of appeals heard by the Board in 1970.

K. A. LUKE,
Chairman.

MUNICIPALITY	APPEAL- LANDS	Land			Improvements				Business			
		LAND ASSESS.	Ad- justed	Canc. or Unchanged	Canc. or Quashed	IMPROVE- MENTS ASSESS.	Ad- justed	Canc. or Unchanged	Canc. or Quashed	Ad- justed	Canc. or Unchanged	Canc. or Quashed
CITIES												
Calgary	87	297	41	134	122	156	24	119	13	7	3	4
Camrose	6	5		3	2	6	1	2	3	1		1
Lethbridge	21	25	7	18		21	13	8				46
Medicine Hat	1	1	1			1	1	1				2
Red Deer	9	8	2	6		8	6	2				16
	124	336	51	161	124	192	44	132	16	8	3	4
												536
TOWNS												
Blainmore	1	1		1		1		1				2
Bonnyville	2	5	4	1		1	1					6
Brooks	1					1		1				1
Cardstair	1	1				1	1					2
Cardston	1	1		1		1	1					2
High River	1	1	1			1	1					2
Killam	1	1		1		1		1				2
Morinville	1	1		1		1		1				2
Olds	1	1		1		1						1
Ponoka	3	4	2	2								4
Raymond	1					1		1				1
Redcliff	1	1		1		1		1				2
Redwater	1	1		1		1		1				2
St. Albert	6	13	3	7	3	4	1	3				17
Swan Hills	1	1				1		1				1
Sylvan Lake	8	18	3	15		7	1	2	4			25
Three Hills	2	2	2	2		2		2				4
Vermilion	1	1	1			1		1		1	1	2
Vegreville	1											1
Wainwright	1	1		1		1		1				2
Westlock	1	3	2	1		2	1	1				5
Grand Cache	1	1	1			1			1			2
Hinton	2	2	2	2		2		2				2
Stavely	2	2	1	1		1	1					3
	42	61	20	37	4	33	8	16	9	1	1	95

VILLAGES

S.V. Silver	4	75		75		3	2	1		1		78
Sands	2	1		1		2	1					3
Evansburg												
	6	76		76		5	3	1	1	1		81

COUNTIES

Ponoka #3	2	3	1	2		1	1					4
Newell #4	1	1	8	1		1			1			2
Warner #5	11	26		18		2	2					28
Stettler #6	3	116		115	1							116
Thorhild #7	2	2	2									2
Forty Mile #8	4	27	7	19	1							7
Beaver #9	7	7	2	5								30
Wetaskiwin #10	20	30	14	16								2
Barrhead #11	1	2		2								4
Athabasca #12	1	2				2	1	1				51
Smoky Lake #13	26	50	19	22	9	1	1					4
Lacombe #14	3	3	1	2		1	1	2	1			49
Wheatland #16	16	44	26	18		3	2	1	2			6
St. Paul #19	3	3	3	3		8	2	4				19
Strathcona #20	9	11	5	6								17
Two Hills #21	4	17	4	13		2	1		1			11
Camrose #22	6	9	6	3		10	3	4	3			46
Red Deer #23	20	36	20	16								47
Vermilion	17	46	32	14		1	1	1				19
River #24	10	11	4	7		8	1	5	2			8
Lethbridge #26	6	6	2	4		2		2				3
Minburn #27	3	3	2	1								5
Flagstaff #29	3	3	2	3								
Lamont #30	4	5	2									
	179	460	157	292	11	47	17	20	10			507

MUNICIPAL DISTRICTS

Cardston #6	2	296		296								296
Pincher Creek	2	15	5	10		1		1				15
Wheatland #16	1	1		1		4	1	3				2
Foothills #31	7	7	1	6		12	2	8	2			11
Rocky View #44	12	30	2	28								42
Provost #52	1	1		1								1
Wainwright #61	1	1		1		4	1	2	1			1
Bonnyville #87	3	6		6								6
Sturgeon #90	6	6	2	4								10
Spirit Riv. #133	1	1	1			2		2				1
Peace #135	8	12	7	3	2	2						14
	44	376	18	356	2	23	4	16	3			399

IMPROVEMENT
DISTRICTS

#14	2	2		2		2	1	1				2
#18	16	23	4	7	12	2	1					25
	18	25	4	9	12	2	1	1				27

ASSESSMENT EQUALIZATION BOARD

GENERAL RESPONSIBILITIES

- Directs the formation of policies governing the provincial assessment equalization program for purposes of the School Foundation Fund.
- Prepares and recommends to the Minister such legislation as may be required by the Assessment Equalization Board in the discharge of its functions.
- Recommends such rules, regulations and procedures as may be required by the Board in carrying out the equalization program of real property assessment and valuations.

ACTIVITIES

The Board continued its responsibility of establishing equalized assessments in respect of all municipalities. As in previous years, the Board carried out the function of apportioning equalized assessments of municipalities amongst school divisions, school districts and hospital districts in order that such levels of Government might requisition contributing municipalities for additional revenues required over and above contributions received from the School Foundation Fund and the Alberta Hospital Benefits Plan. The determination of equalized assessments is also a factor in the allocation of costs covering the operation of Senior Citizens Homes, Nursing Homes, Recreational Areas and is also used in the calculation of grants under The Municipalities Assistance Act.

Equalized assessment totalled some three billion and one hundred and ninety-four million dollars and formed the basis on which municipalities contributed some ninety-five million eight hundred thousand dollars to the School Foundation Fund. It may be interesting to note that the equalized assessment required for the Hospital Benefits Plan was no longer needed in 1970 as the Province discontinued the 4-mill requisition under The Alberta Hospitals Act.

The equalized assessments for the Province from the year 1964 to 1970 together with the percentage increase from year to year is set out hereunder:

Equalized Assessment	Year	Percentage increase
2,484,138,213	1964	
2,569,609,144	1965	3.4%
2,629,444,019	1966	2.3%
2,732,416,372	1967	3.9%
2,859,959,765	1968	4.7%
3,031,162,677	1969	5.9%
3,194,000,000	1970	5.4%

J. B. LAIDLAW,
Chairman.

COMMUNAL PROPERTY CONTROL BOARD

GENERAL RESPONSIBILITIES

The administration of The Communal Property Act under the direction of the Minister of Municipal Affairs includes:

- establishing and maintaining a record of the lands held by the Hutterite colonies in Alberta when the Act came into force as of May 1st, 1947, and for each colony established since that date. Each file includes the legal description and acreage of lands held by the colony together with a record of all Board Orders, correspondence and other matters connected with the land transactions of the colony.
- ensuring that the maximum acreage restrictions imposed by the Act are adhered to by the colonies. The accompanying map shows land limitation zones established for this purpose.
- under Section 13 of the Act, receive an application from any colony seeking to acquire additional lands, and where the application does not involve the establishment of a new colony, determine whether or not the acquisition of the land by the colony is in accordance with the Act and in the public interest. The Board may grant or refuse the application as it deems proper. If the Board refuses the application by reason of the acreage restrictions, the colony may reapply by way of a petition to the Lieutenant Governor in Council.
- where an application will result in the establishment of a new colony, process the application in accordance with the provisions of Section 14, and the policy that not more than two colonies are permitted in the average rural municipality. Carry out any investigations and submit a report with a recommendation to the Minister.

ACTIVITIES

The year has been a very active one for the Board, due not only to the work involved in the administration of The Communal Property Act, but also because it included a large number of inquiries from universities, schools, and individuals from across Canada and the U.S.A. seeking information regarding our legislative restrictions in respect to Hutterite colonies, the manner in which colony expansion is being controlled in Alberta, and also material relating to the internal organization of the colonies and their communal way of life.

A total of six applications for leave to establish new colonies were processed in 1970. Three applications received the approval of the Executive Council, two were rejected and a decision on the sixth is pending. Statistics as to the acreage involved in the applications and of the lands in

the province held under communal ownership are set out in the accompanying table.

The Board dealt with thirteen applications by existing colonies for additional acreage. All these applications were approved. The total acreage involved was 16,615 acres.

Problems connected with the growth of the colonies have lessened considerably within the last five years due to a better public understanding of the government's policy in the matter of controlling colony expansions. This policy has also led colonies into better communication between themselves and the general public.

E. F. BREACH,
Chairman.

Hutterite Colonies in Alberta — 1970

Number of Hutterite colonies as at December 31st, 1969	75
Acreage held by colonies as at December 31st, 1969	569,399.60
New colonies approved in 1970	3
Acreage acquired by 3 new colonies	11,637.78
Applications by existing colonies for additional acreage in 1970	13
Total acreage acquired in 11 applications	16,615.99
Total acreage as at December 31st, 1970	597,653.37

Additional Statistical Information

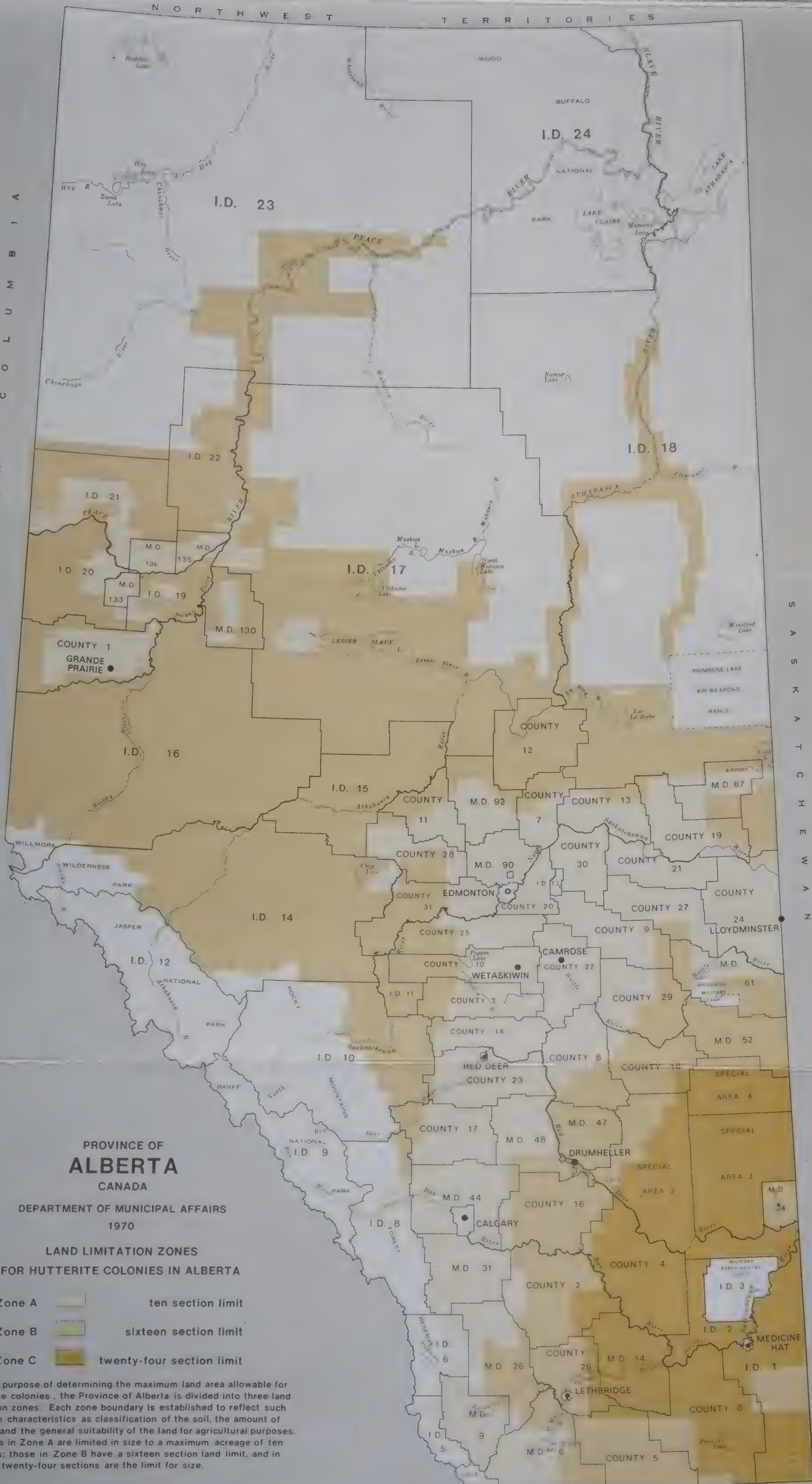
Number of Hutterite colonies in Alberta south of Township 24 (Calgary)	43
Number of colonies north of Township 24	35
Hutterite population in Alberta, approximately	7,000

(Hutterite population in Alberta has remained relatively static during the past six years due to the number of Alberta colonies that have established satellite colonies in Saskatchewan.)

B R I T I S H C O L U M B I A

N O R T H W E S T T E R R I T O R I E S

S A S K A T C H E W A N



M O N T A N A

THE PROVINCIAL PLANNING BOARD

GENERAL RESPONSIBILITIES

- To advise the Lieutenant-Governor-in-Council with respect to:
 - a) any Regulations made under The Planning Act and to oversee the administration of such;
 - b) the establishment, operation and financing of Regional Planning Commissions and to assist the Regional Planning Commissions in the co-ordination of their activities;
 - c) the creation and development of New Towns.
- To conduct or direct that studies be conducted with respect to the physical, economic and social aspects of development and to undertake such research and to publish material as will assist public authorities and encourage the orderly and economical development of the Province.
- To act as the final appeal tribunal with respect to subdivision application, the financing and operations of regional planning commissions, and their respective member municipalities; to approve Regional Plans; and to conduct inquiries and hearings into any planning matter that may arise.

Reporting For Two Years, 1969 and 1970

Activities for the year 1969 and 1970 are both recounted here as the last (1969) report of the Department carried the report for 1968. Including the succeeding year's activities in this report enables us to maintain the tradition of adopting the same calendar year as the Departmental Report while also observing the provision in Sec. 6(e) of The Planning Act that a report be issued for each year.

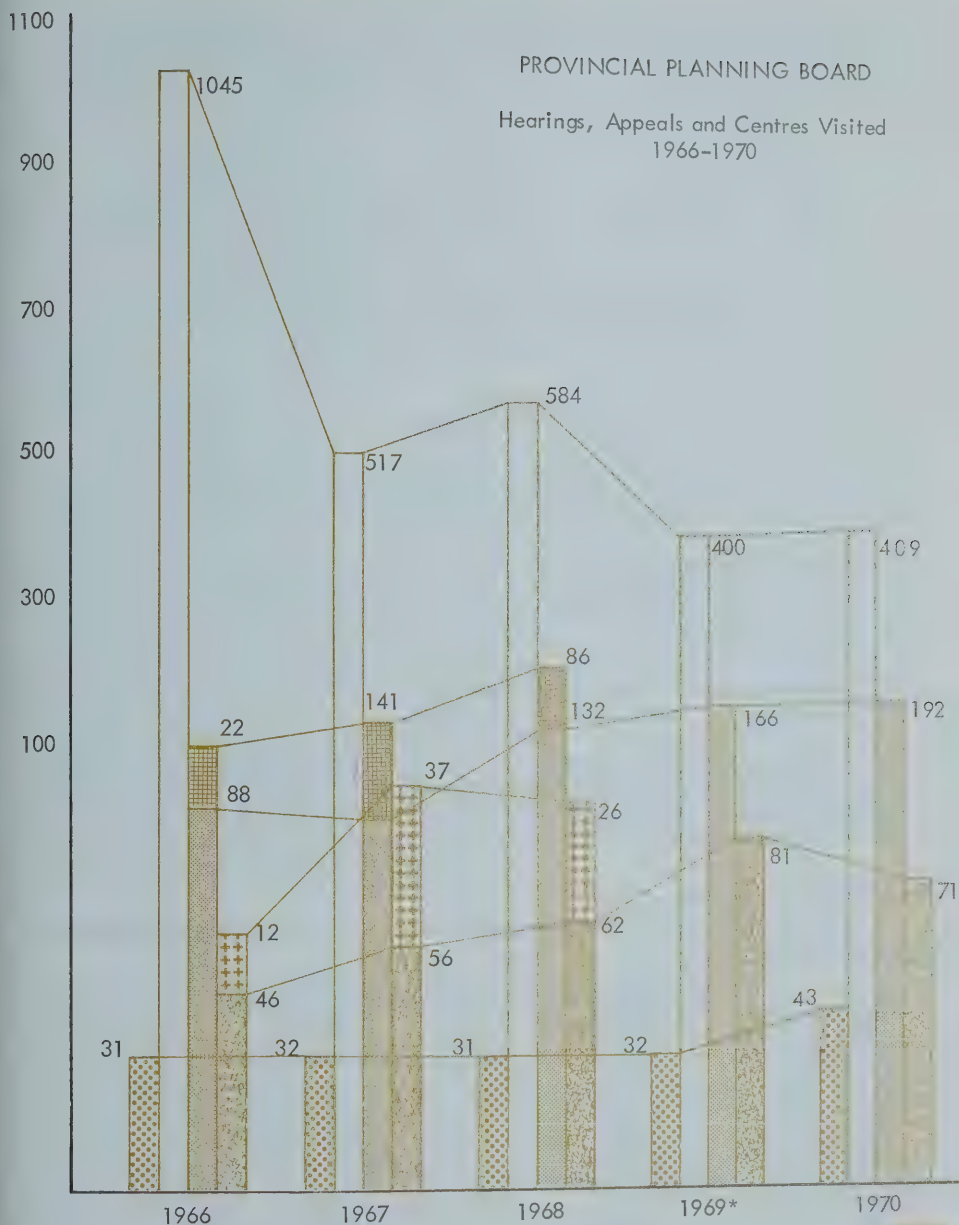
Activities for 1970 follow and activities for 1969 are in Appendix "A".

ACTIVITIES

Membership

Since the mid-fifties, the Board had steadily expanded its membership so that by the beginning of 1970 it included 15 members representing eight government Departments. A review of the Board's membership was undertaken this year and as a result, membership was decreased to eleven, representative of the following Departments:

- Mr. A. W. Morrison, Chairman, Deputy Minister of Municipal Affairs
- Mr. W. D. Isbister, Deputy Chairman, Assistant Deputy Minister, Department of Municipal Affairs
- Mr. Noel Dant, Executive Member, Provincial Planning Director, Department of Municipal Affairs



KEY

Number of centers visited

Number of Board Orders issued

Number of Sub-division appeals

Number of Development appeals

Number of Sub-division appeal hearings

Number of Development appeal hearings

Development appeals were discontinued after 1968

*

- Mr. T. Drinkwater, Director of the Technical Division, Department of Lands and Forests
- Mr. J. Markovich, Supervisor of Special Land Uses, Department of Lands and Forests
- Mr. L. G. Hall, Director of School Administration, Department of Education
- Mr. P. D. R. McCalla, Head of Horticulture Branch, Department of Agriculture
- Mr. W. Solodzuk, Chief Engineer, Water Resources Branch, Department of Agriculture
- Mr. V. E. McCune, Chief Engineer, Department of Highways and Transport
- Mr. C. W. Youngs, Director of Surveys, Department of Highways and Transport, and
- Mr. T. E. Rippon, Surveyor to the Edmonton Land Titles Office, Department of the Attorney-General

Meetings, Hearings and Sitzings

The Board held a total of 90 meetings and hearings throughout the year, made up of:

- 9 regular monthly meetings,
- 71 subdivision appeal hearings and
- 10 special meetings.

The meetings were in different centres throughout the province. In the course of the year 409 orders were issued covering decisions on subdivision appeals, waivers of The Subdivision and Transfer Regulation and other matters.

Subdivision Appeals

Forty-three centres were visited in the course of holding sub-division appeal hearings:

Acme	Didsbury	Peace River
Athabasca	Drumheller	Red Deer
Beaverlodge	Eckville	Rimbey
Black Diamond	Edmonton	Rocky Mountain House
Bow Island	Grand Centre	Sangudo
Brooks	Grande Prairie	Slave Lake
Calgary	High River	Stettler
Canmore	Hinton	Sundre
Camrose	Innisfail	Sylvan Lake
Castor	Lac La Biche	Taber
Chipman	Lacombe	Three Hills
Cochrane	Lamont	Warner
Cold Lake	Lethbridge	Westlock
Czar	Manning	Whitecourt
	Medicine Hat	

and 192 individual appeals heard. In its decisions, the Board upheld the approving authority's decision 48 times, reversed the decision 56 times and varied the decision 44 times, found it had no jurisdiction 12 times and amended previous orders twice.

Board Orders issued in 1970 consisted of:

Subdivision appeal decisions	162*
Waivers of The Subdivision and Transfer Regulation	184
Disposal of reserves	50
and Amendments to preliminary regional plans	13

* In addition nine subdivision appeals were later abandoned by the appellants. Board decisions are pending in 21 other appeals.

The Planning Act

Amendments made to The Planning Act, recommended by the Provincial Planning Board and subsequently enacted on April 15, 1970, were few in number and mostly involved 'housekeeping matters'. Amongst the more important were: (1) the authority of a Regional Planning Commission to delegate any of its specific functions to standing or special advisory committees, their members being appointed by the Commission, with further delegation to its Director to approve subdivision applications that are in conformity with The Subdivision and Transfer Regulation; (2) that land cannot be subdivided until all outstanding taxes on the land have been paid; (3) the requirement of the Minister of Highways and Transport to approve a replotting scheme with particular reference to any roads to be cancelled within the scheme; (4) a rewrite of those sections providing for zoning bylaws, and (5) an important new section providing for the processing and approval of residential experimental housing developments and subdivisions by the Minister, who was given the authority to waive any requirement of any Act, regulation or local bylaw to effect the speedy initiation and completion of such developments, financially assisted by the Federal agency, the Central Mortgage and Housing Corporation.

Regional Planning and Regional Planning Commissions

The preparation and development of regional plans is an important task which has been given to the regional planning commissions. Since 1950, when the first such commission was established, there has been continual growth in this work and acceptance of it by the majority of municipalities situated in the seven regional planning areas. However, restraints on more speedy progress have resulted from the permissive nature of municipalities deciding to join their respective commission with a number of important municipalities still not having taken this step, and attendant problems of financing the commissions, which until 1969 have been dependent on annual local levies made to member municipalities matched by provincial grants in the proportion of 40% local levy to 60% provincial grant of the total estimated annual budget of each commission.

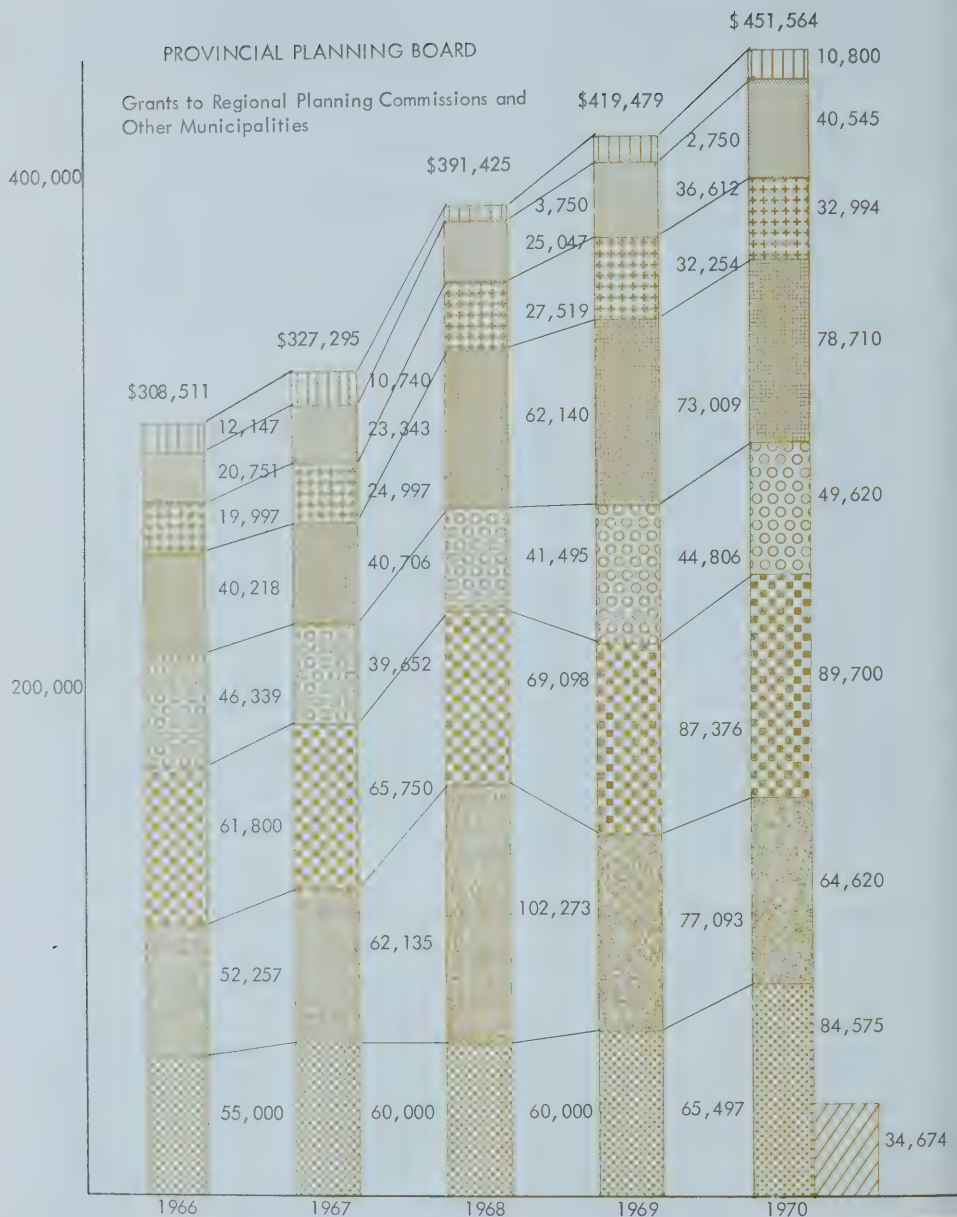
Through an amendment to The Planning Act made in 1969, a levy was imposed on non-member municipalities in 1970 with supplementary grants being made by the province to each commission.

The following additional municipalities became members of their respective commissions in 1970:

THOUSANDS OF DOLLARS

PROVINCIAL PLANNING BOARD

Grants to Regional Planning Commissions and Other Municipalities



KEY

Edmonton Regional Planning Commission
 Calgary Regional Planning Commission
 Red Deer Regional Planning Commission
 Peace River Regional Planning Commission



Oldman River Regional Planning Commission
 Medicine Hat Regional Planning Commission
 Battle River Regional Planning Commission
 Other Municipalities
 Non-member Municipalities



M.D. of Willow Creek	}	Oldman River Regional Planning Commission
County of Warner		
County of Vulcan		
Town of Claresholm		
Town of Vauxhall		
Town of Magrath		
Village of Champion		
Village of Stirling		
Town of Drayton Valley:		Edmonton Regional Planning Commission
County of Paintearth	}	Red Deer Regional Planning Commission
Town of Coronation		
Town of Sylvan Lake		
Summer Village of Poplar Bay:		Battle River Regional Planning Commission

Board Grants 1970

The Board approved annual operating and special grants to the seven established regional planning commissions and other municipalities in the total amount of \$486,238.00. The breakdown was as follows:

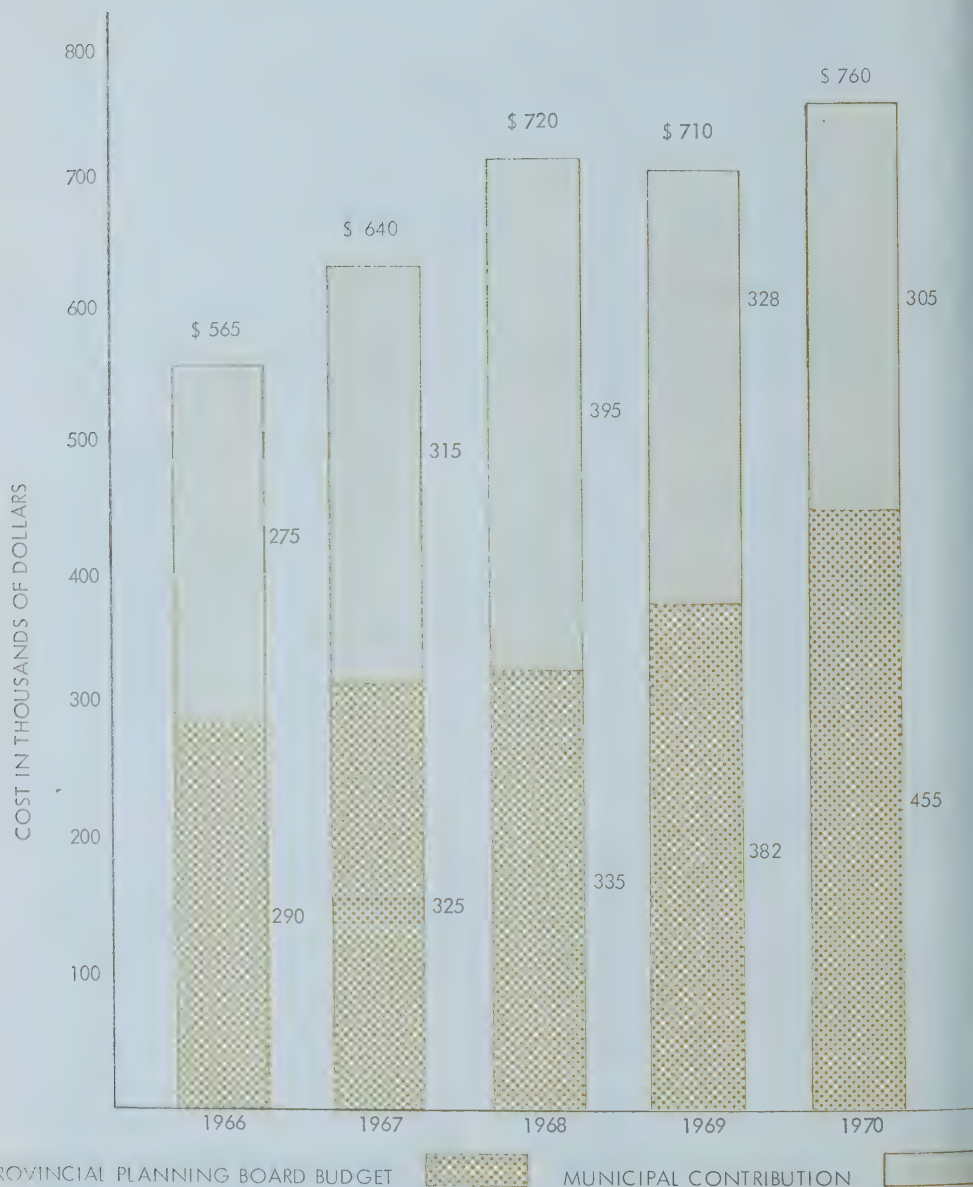
Regional Planning Commission	Operating Grants Approved	Special Projects Approved	Grants on behalf of Non-Member Municipalities Approved
Battle River	\$ 40,545.00	\$ NIL	\$ 1,905.23
Calgary	64,620.00	NIL	13,705.00
Edmonton	84,575.00	NIL	1,001.13
Medicine Hat	\$ 30,106.50	2,887.50	2,435.91
Oldman River	78,710.01	NIL	9,474.58
Peace River	49,620.00	NIL	4,215.00
Red Deer	84,600.00	5,100.00	1,437.35
TOTALS	\$432,776.51	\$7,987.50	\$34,674.00

Other grants were made by the Board to:

1. The Crowsnest Development Committee for a study of the form of local government best suited to the Crowsnest Pass area \$ 4,800.00
 2. The Town of Edson towards the preparation of its General Plan 5,000.00
 3. The Town of Edson towards the cost of a traffic study 1,000.00
- TOTAL \$10,800.00**

Following an amendment to The Planning Act in 1969 with respect to the membership composition in a regional planning commission, The Regional Planning Regulation was likewise amended in 1970, to provide for better representation in a commission.

REGIONAL PLANNING COMMISSION EXPENDITURES



COMMITTEES

The Board established a number of working committees throughout the year, composed of groups of its own members to investigate such matters as reserves, a policy regarding the preparation of planimetric and other base maps, rights-of-way and pipeline corridors, parcel plans and expropriation plans, and jointly with the Department of Municipal Affairs, a Development Committee with respect to the Crowsnest Pass.

Reserve Committee—Investigated a number of matters related to reserve land, including the maximum permissible percentage of an area being subdivided, and for reserve land and local roadways, the dispersal of reserves, designation on registered plans, methods of extraction, deferred agreements and density related to proportion of reserve land. A number of amendments to The Planning Act were recommended by the Board as a result of the study.

Cadastral Mapping Committee—Investigated problems arising from requests from Regional Planning Commissions for grants to provide aerial photography and planimetric maps, and also to establish uniform scales, culture, and the size of map sheets, for the production of all mapping prepared and published by the Government. It was agreed the following scales be included:

- a. 1:2,000,000 and 1:750,000—provincial coverage in one sheet
- b. 1:250,000—sectional sheets covering 1° of latitude and 2° of longitude
- c. 1:50,000—sectional sheets covering 15' of latitude and 30' of longitude
- d. 1:25,000—large urban centres only on an 'island' basis
- e. 1:5,000—urban centres only on a 3 TM grid reference basis covering a ground area of 3,000 metres by 4,000 metres
- and f. 1:1,000—urban centres only on a 3 TM grid reference basis covering a ground area of 600 metres by 800 metres.

All the above scales are easily convertible to a metric system. Other scales such as 1:1,000,000, 1:500,000 and 1:125,000 if required would be derivatives of the plotting scales.

Rights-of-way and pipeline corridor Task Force—The Provincial Planning Board joined with the Government's Conservation and Utilization Committee to investigate all aspects and problems of rights-of-way, both above, on and under the ground, including power transmission, oil and gas and solid pipelines, private roadways, irrigation ditches and canals and utility corridors. A report from this Task Force is expected in 1971.

Development Committee of the Crowsnest Pass—In conjunction with the Department of Municipal Affairs, this committee was established late in the year to investigate and recommend the best form of local government for the Pass. The Crowsnest Pass area now consists of two towns, two villages, a number of hamlets and an improvement district. A report is expected from this committee in 1971.

SPECIAL PROJECTS AND STUDIES

During the year, the Board either initiated, directed or gave approval in principle to the preparation of a number of planning studies, which include:

- **The Peers-Whitecourt Land Use Study**, with the objective of establishing an optimum land use plan for the area.
- **The Hinton-Yellowhead Subregional Land Use Study**, primarily orientated towards recreation in the area, which includes the seven sub-areas of Hinton, Edson, Coalbranch, Grande Cache, Sundance Lake, Brazeau and Chip Lake.
- **The Slave Lake Regional Plan**, a joint Federal Regional Economic Expansion Incentives programme with the assistance of the Human Resources Development Authority and other Government Departments.
- **A heavy industrial sub-division** at Mitsue near Slave Lake.
- **The Foothills Land Use Study**.

As the above studies are being carried out by the staff of the Provincial Planning Branch, a more detailed summary will be found within that Branch's annual report.

In conclusion, after streamlining its membership to include all those provincial government Departments involved in the general development processes of the province, the Board had a very full and active year, showing excellent esprit-de-corps as between all members. The Secretary of the Board, Mr. A. J. Suelzle, is particularly to be congratulated on keeping an excellent minute book of the Board's formal proceedings and arranging complicated itineraries and agenda for the many appeal trips that the Board made throughout the province. On him fell the major task of preparing all statutory Board Orders wherein Board decisions were recorded. It speaks well of these concerted efforts to relate that matters contained in only two such Board Orders were taken to the Supreme Court of Alberta by the relevant appellant.

A. W. MORRISON,
Chairman.

APPENDIX "A" TO PROVINCIAL PLANNING BOARD REPORT — 1970

ACTIVITIES — 1969

Meetings

During 1969, the Board held 13 regular meetings, 81 appeal hearings and conducted six special meetings at the following centres in the province:

Athabasca	Hinton	Slave Lake
Brooks	Lac La Biche	St. Paul
Calgary	Lacombe	Three Hills
Camrose	Lethbridge	Valleyview
Edmonton	Lloydminster	Vegreville
Edson	Medicine Hat	Vermilion
Fawcett	Olds	Vimy
Fox Creek (New Town)	Peace River	Wetaskiwin
Grande Prairie	Ponoka	Whitecourt (New Town)
Grandview (summer village)	Red Deer	

Subdivision Processing

Decisions on subdivision and other appeals and matters before the Board resulted in the issuance of exactly 400 Board Orders in the year; 166 on subdivision applications, 184 on applications to waive The Subdivision and Transfer Regulation, 45 on the disposal of reserve parcels and five others.

In the administration of subdivision processing, the Provincial Planning Branch processed 524 applications of which 242 received straight approval, 191 received approval with conditions and 39 were refused. Decisions on 41 applications received in late December were pending as of December 31, and eleven were abandoned by the applicants. The nine other subdivision approving authorities shared in the processing of 2,297 applications, of which 741 received approval, 1,077 were approved with conditions and 250 were refused. Two hundred and ten late applications were awaiting decision at year's end.

Of the total number of applications approved with conditions (1,268) or refused (289), only 166 were appealed to the Board, as noted above.

The Secretary of the Board, Mr. E. Lutz, resigned at the end of June and Mr. A. J. Suelzle was appointed in his place as of September 1.

Amendments to The Planning Act recommended by the Board and subsequently enacted on May 7, were few in number, the more important being a rewrite of those sections governing the establishment, membership, operation and financing of regional planning commissions and more definitive procedures for the local processing of development applications. The remainder of the amendments were of a housekeeping nature.

Board Grants to Regional Planning Commissions

The Board approved annual operating and special grants to the seven established regional planning commissions in the total amount of \$416,729.00. Most commissions put on a tremendous membership drive during the year and the following municipalities took out membership in their respective commissions:

Edmonton Regional Planning Commission	—the Village of Gibbons,
Red Deer Regional Planning Commission	—the Town of Castor, the Villages of Bentley, Elnora, Penhold and Caroline, the Summer Villages of Rochon Sands and Gull Lake,
Medicine Hat Regional Planning Commission	—the County of Newell, the Town of Bassano and the Village of Duchess,
Battle River Regional Planning Commission	—the County of Flagstaff, Improvement District No. 11, the Towns of Hardisty and Sedgewick, the Villages of Forestburg, Millet and Loughheed, and the Summer Village of Argentia Beach,
Peace River Regional Planning Commission	—the New Town of High Level and the Village of Eaglesham.

The Oldman River Regional Planning Commission obtained the services of a new director, Mr. Irwin P. Adderley. He succeeded Mr. J. Hartley.

The Board as usual subscribed additional grants to those commissions which had increased their municipal membership during the year. The following breakdown indicates the individual grants received by each commission:

Commission	Operating Grant	New Member Grants	Special Projects	Total
Edmonton	\$ 63,000.00	\$ 2,497.00		\$ 65,497.00
Calgary	76,520.00	573.00		77,093.00
Red Deer	74,610.00	9,844.00	\$ 2,922.36	87,376.00
Oldman River	67,840.00	5,169.99		73,009.00
Battle River ..	29,250.00	7,062.00	300.00	36,612.00
Peace River ..	37,390.00	615.00	6,881.00	44,886.00
Medicine Hat..	29,656.00	1,609.00	988.00	32,254.00
Total	\$378,266.00	\$ 27,370.00	\$ 11,092.00	\$416,729.00

Grants to municipalities not situated in the regional planning areas amounted to \$2,750.00 to help defray the cost of preparing a General Plan for the Town of Westlock.

Joint Policy Regarding the Disposal of Crown Lands

In co-operation with the Department of Lands and Forests, the Branch evolved a joint policy with regard to the disposal of crown land as administered by the Lands Branch of the Department of Lands and Forests related to the provisions of The Planning Act and The Subdivision and Transfer Regulation.

Amongst the several methods used by the Department of Lands and Forests for disposing of crown land, it was agreed that the following methods had little, if any, planning implication or not sufficiently strong implications as to warrant reference to a subdivision-approving authority: grazing leases and permits, head tax permits, cultivation leases and permits, homestead sales, mineral surface leases, easements, licenses of occupation, recreational leases, free grants of land, clay, marl, sand and gravel leases, agricultural farm sales and private sales where the purchaser's occupation is agriculture and his own land is immediately adjacent to the proposed purchase of crown land, or where the land to be sold exceeds a quarter section. However, it was also agreed that the following items be referred to the appropriate subdivision approving authority for permission to subdivide prior to disposal of the crown land: private sales (except as where noted above), auction sales, miscellaneous leases and permits and resort cottage development.

Joint Policy Regarding the Subdivision of Land Adjacent to Primary Highways

In view of the long-term planning and development of the primary highway system in the province, the Board in co-operation with the Department of Highways and Transport deemed it desirable to establish policies governing the subdivision of land adjacent to the primary highway system where the specific highway is proposed to be widened to ultimate standard rights-of-way without the subdivider suffering loss of his adjacent land for this purpose without compensation. Policies were also established to determine practical lengths of service roadways in conjunction with the subdivision of raw acreage adjacent to primary highways, as well as acceptable points of access between primary highways and service roadways and the subdivided parcels they serve. The policies included the matter of responsibility of constructing such service roadways and the matter of whether a service roadway is required to be constructed or the land for such to be merely dedicated to the Department of Highways in any specific case. It is expected that similar policies will be determined to cover the subdivision of land adjacent to the secondary road system in the province.

Proposed North Saskatchewan River Regional Planning Commission

At the initiative of certain municipalities situated within the proposed regional planning area to which the above title has tentatively been designated, continuing organizational work by the Board and the Provincial Planning Branch, and meetings with groups of municipalities in the proposed area were carried out. In spite of the enthusiasm of several such municipalities for the establishment of such a commission, it has to be reported that at year's end, the voluntary agreed membership of a number of municipalities in the proposed commission was not sufficient to make it a viable and effective entity.

Ministerial Development Control Orders and Development Control Bylaws

Upon the recommendation of the Board, the Minister issued 24 development control orders to municipalities resolving to prepare General

Plans. Of these, the following municipalities passed the complementary development control bylaws: the City of Wetaskiwin, the Towns of High River, Olds, Ponoka, Strathmore and Swan Hills, the New Town of Grande Cache, the Villages of Bon Accord and Entwistle, the Counties of Leduc #25, Parkland #31, Strathcona #20 and the Municipal District of Sturgeon #90.

Also owing to the re-organization of the Improvement Districts with effect as of January 1, the Minister issued a further 21 development control orders to cover 18 of the 24 new Improvement Districts and the three Special Areas. Development control regulations were simultaneously issued by the Minister for these same 21 municipalities.

The Board approved the adoption of General Plans for the following seven municipalities; The Towns of Drayton Valley, Peace River, Picture Butte, Strathmore, Taber, and Trochu and the Village of Airdrie, all of whom passed the appropriate adopting bylaw. Eighteen municipalities passed new zoning bylaws and the cities of Edmonton and Calgary amended their zoning bylaws 39 times and 80 times respectively. The City of Lethbridge's General Plan was amended four times in the year, and the Edmonton area Preliminary Regional Plan was amended 12 times.

Planning Projects

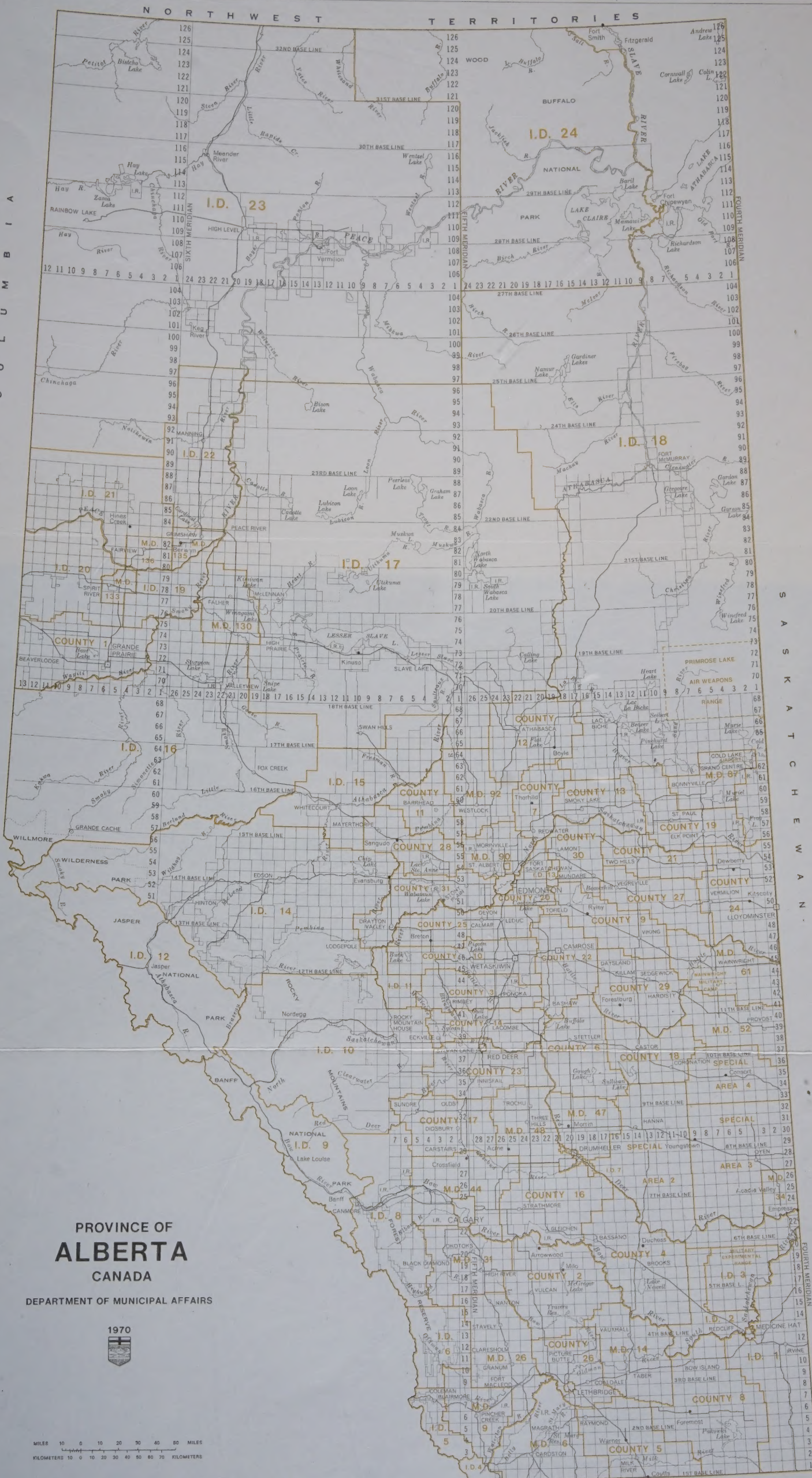
The Board approved the following projects for preparation by the Provincial Planning Branch:

- **The Peers-Whitecourt Land Use Study**—This study was originally requested by the Department of Lands and Forests to develop a policy to determine the optimum land use of all crown land in the area. This objective was broadened by the Board to include all land in the area in order that a sub-region plan could ultimately be prepared. Canada Land Inventory Data is being utilized and an attempt is being made to analyze the capability classes with the assistance of a computer. It is expected that this study will be completed in 1970.
- **Hamlet Population Study**—A study into trends of population within the unincorporated settlements in the province. Slow progress has been made with this study due to incomplete response from original questionnaires. However a draft copy of the report was completed this year and final printing and publication should occur early in 1970.
- **Gregoire Lake**—Preliminary investigation of lakeshore land with the view to providing for park and recreational development was carried out. Preparation of a report based on the results of the above survey and other material from the Departments of Lands and Forests and Highways and Transport was completed and forwarded to those Departments for their approval as to the implementation of the proposals, along with recommendations from the Branch on development and costs of a new provincial park and resort cottage subdivision, also a 'ring' road around the lake by the Department of Highways and Transport. This project was completed in 1969.
- **Sub-Regional Study—Fort McMurray Area**—Land use information leading to the development of areas of land to the south and

southeast of Fort McMurray. The report provides recommendations for the type and intensity of future land use practices; particularly for country residential and intensive agricultural operations. The draft of the report has been prepared and should be finalized in the near future.

- **Fort McMurray—General Plan**—To date a considerable amount of information has been collected—land use data, mapping, site investigations, population studies, census data interpretation, income projections, residential investigation and the analysis of a recreation survey.
- **Grande Cache**—Considerable assistance was given to the Board of Administrators in the preliminary stages of development on such things as appraisal of the various proposals for the development of the hotel and shopping complex, trailer court, industrial and residential development and the school and recreation complex. In addition to the complete design of the first stage of subdivision, which is now developed, the second stage of subdivision design of 90 acres comprising 300 residential parcels has also been completed and is being developed.

A. W. MORRISON,
Chairman.



PROVINCE OF
ALBERTA
CANADA

DEPARTMENT OF MUNICIPAL AFFAIRS



1970
MILES 0 10 20 30 40 50
KILOMETERS 0 10 20 30 40 50

